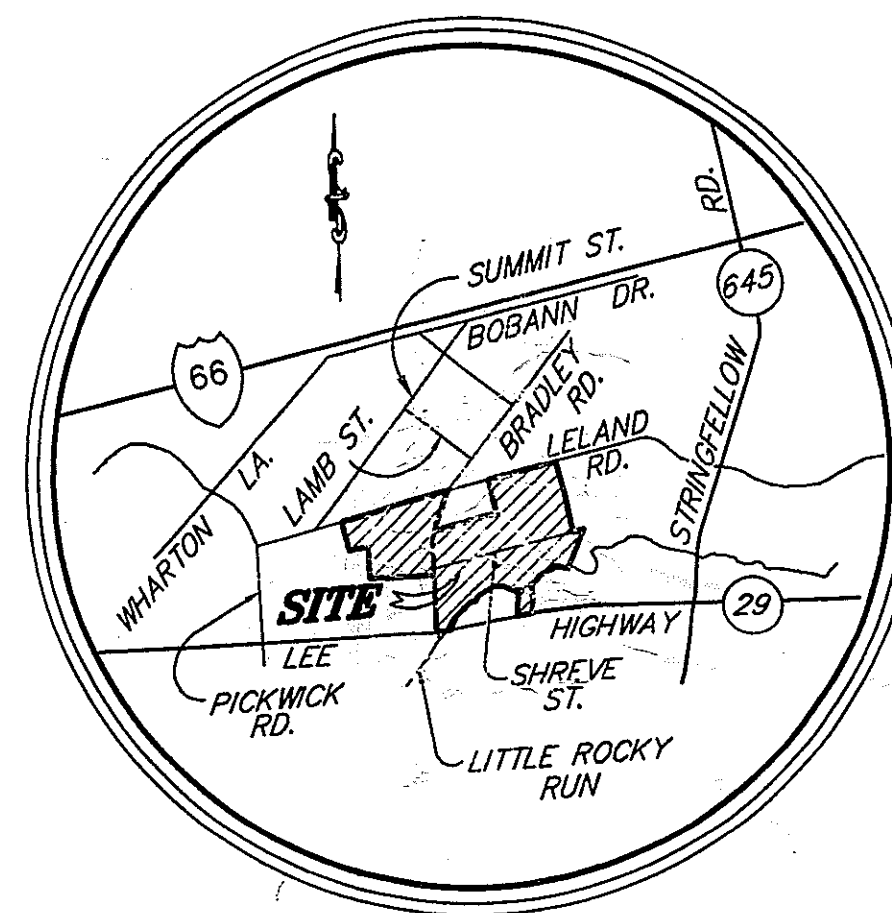


CENTREVILLE FARMS - SOUTH

RZ 2000-SU-043

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. GENERAL NOTES & COMMENTS
5. CENTREVILLE FARMS COMPOSITE PLAN
6. CENTREVILLE FARMS MONUMENTATION PLAN
7. CENTREVILLE FARMS ENTRY FEATURE DETAILS
8. CENTREVILLE FARMS RECREATIONAL AMENITIES AND TRAILS PLAN
9. SITE AMENITIES AND FURNISHING DETAILS
10. CENTREVILLE FARMS STREETSCAPE PLAN
11. CENTREVILLE FARMS STREETSCAPE PLAN
12. CENTREVILLE FARMS STREETSCAPE PLAN
13. CENTREVILLE FARMS STREETSCAPE DETAILS
14. ARCHITECTURAL ELEVATIONS
15. CLUBHOUSE PERSPECTIVE
16. REGIONAL POND SCHEMATIC PLAN

CONTRACT PURCHASER AND APPLICANT:

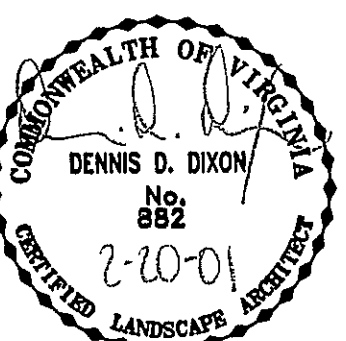
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033
Telephone (703) 968-7988
Fax (703) 968-9057

RZ-00-SU-043
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3-2-01
SEE PROEFS DATED 3-2-01
Date of (GOS) (PC) approval 3-2-01
Sheet 1 of 16

ENGINEER/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033
Telephone (703) 449-8100
Fax (703) 449-8109

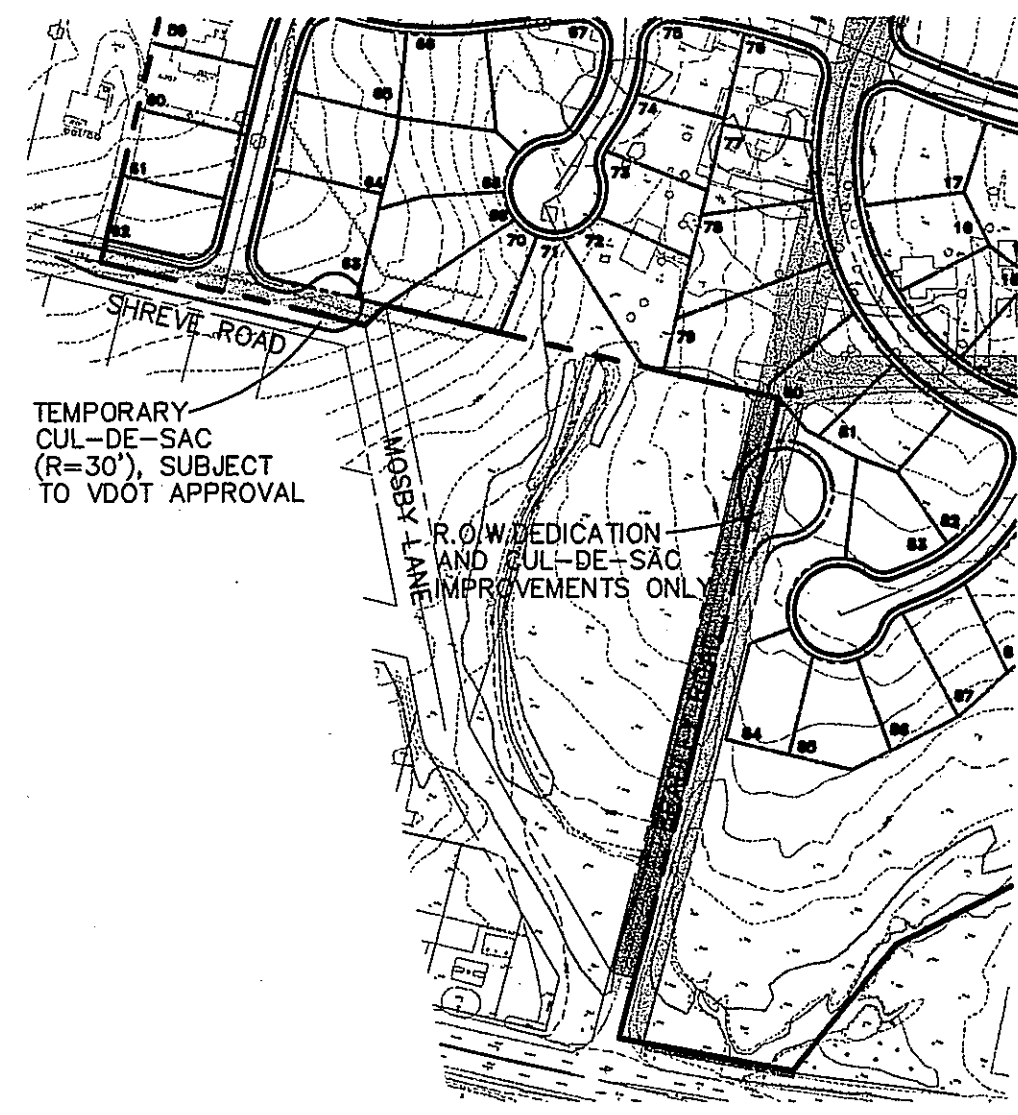
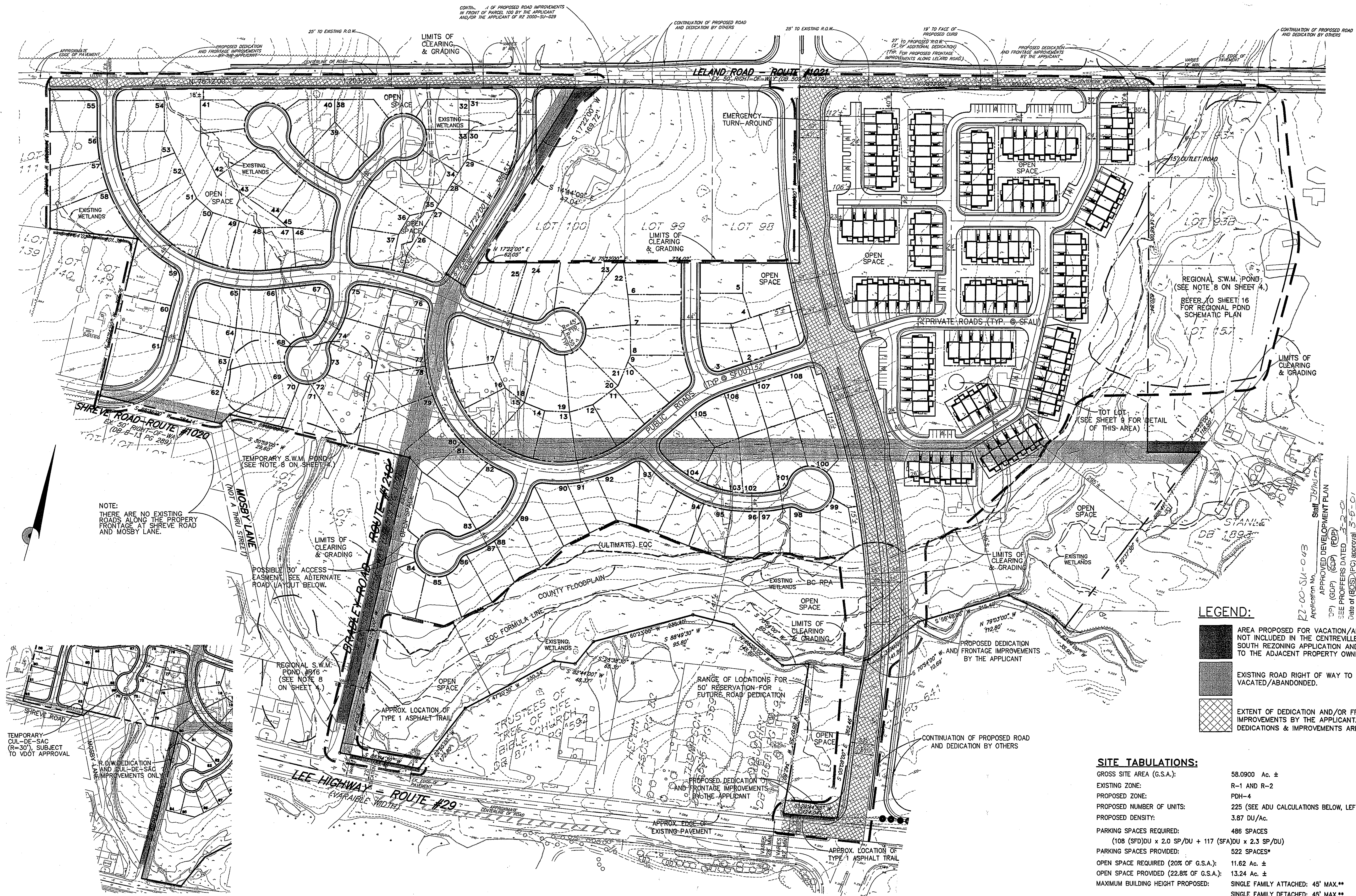
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DEPARTMENT OF PLANNING AND ZONING
FEB 21 2001
ZONING EVALUATION DIVISION



REVISED FEBRUARY 20, 2001
REVISED JANUARY 29, 2001
REVISED JANUARY 12, 2001
REVISED DECEMBER 20, 2000
REVISED DECEMBER 7, 2000
REVISED NOVEMBER 27, 2000
REVISED OCTOBER 20, 2000
JULY, 2000

SHEET 1 OF 16

FILE NO. 99061.21-08S



ALTERNATE ROAD LAYOUT
SCALE: 1"=200'

THE ROAD CONNECTIONS/LAYOUT FOR SHREVE ROAD AND BRADLEY ROAD IN THE BASE LAYOUT WERE DESIGNED TO MATCH A PENDING APPLICATION FOR THE AREA SOUTH OF SHREVE ROAD AND WEST OF BRADLEY ROAD. SHOULD THIS PENDING APPLICATION NOT GO FORWARD, THE APPLICANT OF RZ 2000-SU-043 RESERVES THE RIGHT TO EXECUTE THIS ALTERNATE LAYOUT (OR A COMBINATION OF BOTH LAYOUTS WITH DPW&S AND/OR VDOT APPROVAL). PORTIONS OF SHREVE ROAD AND BRADLEY ROAD MAY OR MAY NOT BE VACATED/ABANDONED UNDER THIS SCENARIO.

ADU CALCULATION:

DENSITY RANGE: 4-5 DU/Ac.
PROPOSED DENSITY: 3.87 DU/Ac.

PROPOSED DENSITY IS LESS THAN THE LOW END OF THE DENSITY RANGE, THEREFORE NO ADU'S ARE REQUIRED.

NOTE: SEE SHEET 4 FOR MINIMUM LOT SETBACKS/BUILDING RESTRICTION LINE (TYPICAL TOWNHOUSE LOT LAYOUT) AND TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT AND THE ANGLE OF BULK PLAN ('ANGLE OF BULK PLANE' DETAIL).

LEGEND:

- AREA PROPOSED FOR VACATION/ABANDONMENT NOT INCLUDED IN THE CENTREVILLE FARMS SOUTH REZONING APPLICATION AND TO REVERT TO THE ADJACENT PROPERTY OWNER.
- EXISTING ROAD RIGHT OF WAY TO BE VACATED/ABANDONED.
- EXTENT OF DEDICATION AND/OR FRONTAGE IMPROVEMENTS BY THE APPLICANT. ALL OTHER DEDICATIONS & IMPROVEMENTS ARE BY OTHERS.

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	58.0900 Ac. ±
EXISTING ZONE:	R-1 AND R-2
PROPOSED ZONE:	PDH-4
PROPOSED NUMBER OF UNITS:	225 (SEE ADU CALCULATIONS BELOW, LEFT)
PROPOSED DENSITY:	3.87 DU/Ac.
PARKING SPACES REQUIRED:	486 SPACES
(108 (SFD)DU x 2.0 SP/DU + 117 (SFA)DU x 2.3 SP/DU)	
PARKING SPACES PROVIDED:	522 SPACES*
OPEN SPACE REQUIRED (20% OF G.S.A.):	11.62 Ac. ±
OPEN SPACE PROVIDED (22.8% OF G.S.A.):	13.24 Ac. ±
MAXIMUM BUILDING HEIGHT PROPOSED:	SINGLE FAMILY ATTACHED: 45' MAX.**
	SINGLE FAMILY DETACHED: 45' MAX.**
MINIMUM LOT AREA:	NO REQUIREMENT***

* ASSUMES A ONE CAR GARAGE EVERYWHERE. ADDITIONAL PARKING WILL BE PROVIDED IF THE TWO CAR GARAGE OPTION IS ENACTED (1 ADDITIONAL GARAGE SPACE AND 1 ADDITIONAL DRIVEWAY SPACE PER UNIT).

** MAXIMUM BUILDING HEIGHTS SUGGESTED BY THE R-4 ZONE ARE AS FOLLOWS: SINGLE FAMILY DETACHED - 35' AND SINGLE FAMILY ATTACHED - 40'.

*** THERE IS NO REQUIREMENT FOR EACH USE OR BUILDING PROVIDED THAT A PRIVACY YARD HAVING A MINIMUM AREA OF 200 S.F. SHALL BE PROVIDED FOR EACH SINGLE FAMILY ATTACHED UNIT.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

CENTREVILLE FARMS SOUTH

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. 1"=100'
VERT.
SHEET 2 OF 16
CO. NO. RZ 2000-SU-043
FILE NO. 99061.21-08S
CADD NAME: PCFSCDP.DWG

BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com



STULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA





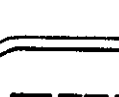
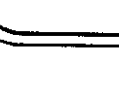
REVISED FEBRUARY 20, 2001
REVISED JANUARY 28, 2001
REVISED JANUARY 12, 2001

BC REVISIONS

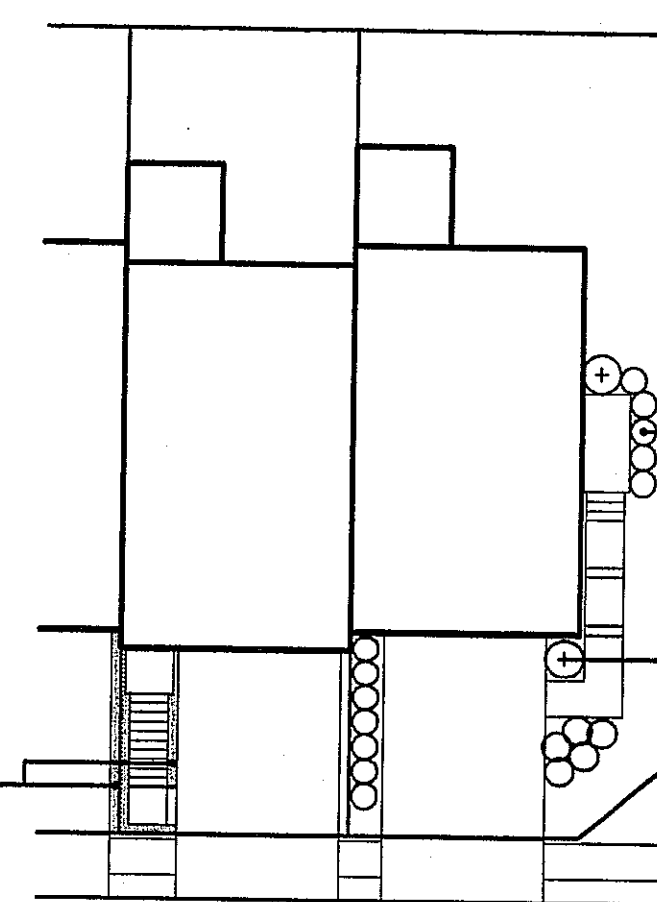
REVISED AUGUST 10, 2000
REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
DECEMBER 7, 2000
DECEMBER 20, 2000
OWNER: WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033

PCFSCDP.DWG PCFSCDP.DWG

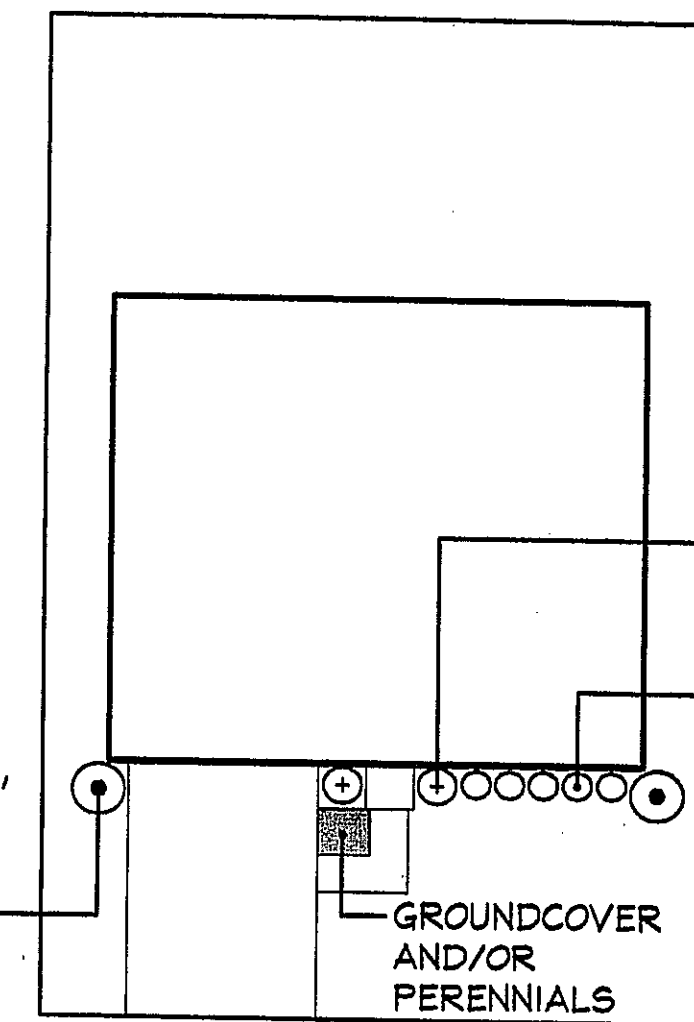
Landscape Legend:

-  LARGE DECIDUOUS TREE
-  COMPACT OR SMALL DECIDUOUS TREE
-  SMALL OR MEDIUM EVERGREEN TREE
-  POSSIBLE LOCATION OF ENTRY FEATURE
-  PROPOSED TREELINE
-  EXISTING TREELINE

THIS SHEET FOR LANDSCAPING PURPOSES ONLY



Typical Townhouse Lot Landscaping
NO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY!)

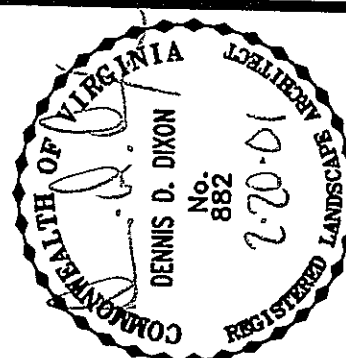


Typical Single Family Detached Unit Lot Landscaping
NO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY!)

CONCEPTUAL/FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

REVISED JANUARY 12, 2001
REVISED JANUARY 29, 2001
REVISED FEBRUARY 20, 2001

BC REVISIONS	DESIGNED BY: DDD
AUGUST 10, 2000	CHECKED BY: DDD
REVISED OCTOBER 20, 2000	DATE: JULY, 2000
REVISED NOVEMBER 27, 2000	SCALE: HOR. 1"=100'
REVISED DECEMBER 7, 2000	VERT. N/A
REVISED DECEMBER 20, 2000	
OWNER: WINCHESTER HOMES, INC.	SHEET 3 OF 16
CONTRACT PURCHASERS/APPLICANT: WINCHESTER HOMES, INC.	CO. NO. RZ 2000-SU-043
12701 FAIR LAKES CIRCLE	FILE NO. 99061.21-08S
SUITE 200	CADD NAME: PCFSLSC.DWG
FAIRFAX, VA 22033	

PCNTOP.DWG

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS CONCEPT DEVELOPMENT/FINAL DEVELOPMENT PLAN (CDP/FDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 55-3 ((1)) PARCEL 5, #55-3 ((2)), PARCELS 94, 95, 96, 97, 101, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 154A, 155, 156, 158, 159, 160, 161, 162, 162A, 163, 164, 165 AND #54-4 ((2)) PARCELS 102, 103, 104, 105, 106, 107, 108, 109, 110, 142, 143 AND 144 AND ARE ZONED R-1 EXCEPT PARCEL 101 WHICH IS ZONED R-2.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SITE. NO TITLE REPORT WAS FURNISHED.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM A LOW AND HIGH FLIGHT ALTITUDE AERIAL SURVEY PERFORMED BY 3DI, DATED MAY, 2000. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY MAGISTERIAL DISTRICT, THE UPPER OCCOQUAN SANITARY SEWER DISTRICT (THE LITTLE ROCKY RUN, S-1 SEWER SHED), AND THE LITTLE ROCKY RUN WATERSHED.
- THE PROPERTY IS LOCATED IN THE BULL RUN PLANNING DISTRICT (AREA III PLAN) IN LAND UNIT A OF THE CENTREVILLE FARMS AREA AND IS PLANNED FOR A MIX OF SINGLE FAMILY AND TOWNHOUSE UNITS AT A DENSITY OF 4-5 UNITS TO THE ACRE UNDER THE REDEVELOPMENT OPTION. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - * WAIVER OF THE 600' MAXIMUM LENGTH OF A PRIVATE STREET.
 - * MODIFICATION OF ALL REQUIRED TRANSITIONAL SCREENING IN FAVOR OF THAT SHOWN HEREON AND WAIVER OF ALL BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13-304, PARAGRAPHS 1, 3, 5 AND 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 - * WAIVER OF CONSTRUCTION OF THE SERVICE DRIVE ALONG RTE. 29 LEE HIGHWAY.
- ACCORDING TO THE COUNTY WIDE TRAILS PLAN DATED 1993-94, A TYPE 1 ASPHALT TRAIL IS REQUIRED ALONG LEE HIGHWAY RT. 29.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN TWO REGIONAL STORM WATER MANAGEMENT PONDS IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. ONE POND IS LOCATED PARTIALLY ON SITE (SEE PLAN FOR LOCATION) AND WILL BE SHARED WITH THE PROPOSED CENTREVILLE FARMS DEVELOPMENT (UNDER SEPARATE APPLICATION) TO THE EAST. THE SECOND REGIONAL POND (FAIRFAX COUNTY #R16) IS OFFSITE (SEE PLAN FOR LOCATION). A WAIVER OF SWM & BMP'S WILL BE REQUESTED FOR THIS POND. IF THE WAIVER IS DENIED, A TEMPORARY SWM POND (SEE PLAN FOR LOCATION) WILL BE CONSTRUCTED ON SITE UNTIL POND #R16 IS CONSTRUCTED.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
- THIS PLAN DOES NOT SHOW ALL PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
- ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
- PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7. PRIVATE ROADS WILL BE USED IN THE TOWNHOUSE SECTION. PUBLIC ROADS ELSEWHERE
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. HOWEVER, THE NUMBER OF PARKING SPACES WILL ONLY BE REDUCED IF A LESSER NUMBER OF UNITS IS CONSTRUCTED. THE REDUCTION IN PARKING SPACES WILL BE IN THE SAME RATIO AS THE REDUCTION IN UNITS. THE GARAGE AND ANY TANDEM DRIVEWAY SPACE WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS SUN ROOMS (TYPICAL LOT LAYOUT), DECKS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STOOPS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED. ANY MODIFICATIONS SHALL NOT REDUCE THE PERIMETER BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES AS SHOWN ON THIS PLAN.
- ADDITIONAL SITE FEATURES SUCH AS GAZEBO'S, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- THE DISTANCE FROM THE TOWNHOUSE UNIT (AND/OR THE CLUBHOUSE) CLOSEST TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN. THIS DIMENSION REPRESENTS THE MINIMUM PERIPHERAL SETBACK DIMENSION FOR ANY UNIT ALONG THAT PROPERTY LINE. HOWEVER, THIS DIMENSION SHALL NOT BE LESS THAN THAT AS SHOWN FOR THE ANGLE OF BULK PLANE (SEE DETAIL THIS SHEET).

16 01 CONCEPTU DEVELOPMENT PLAN COMMENTS:

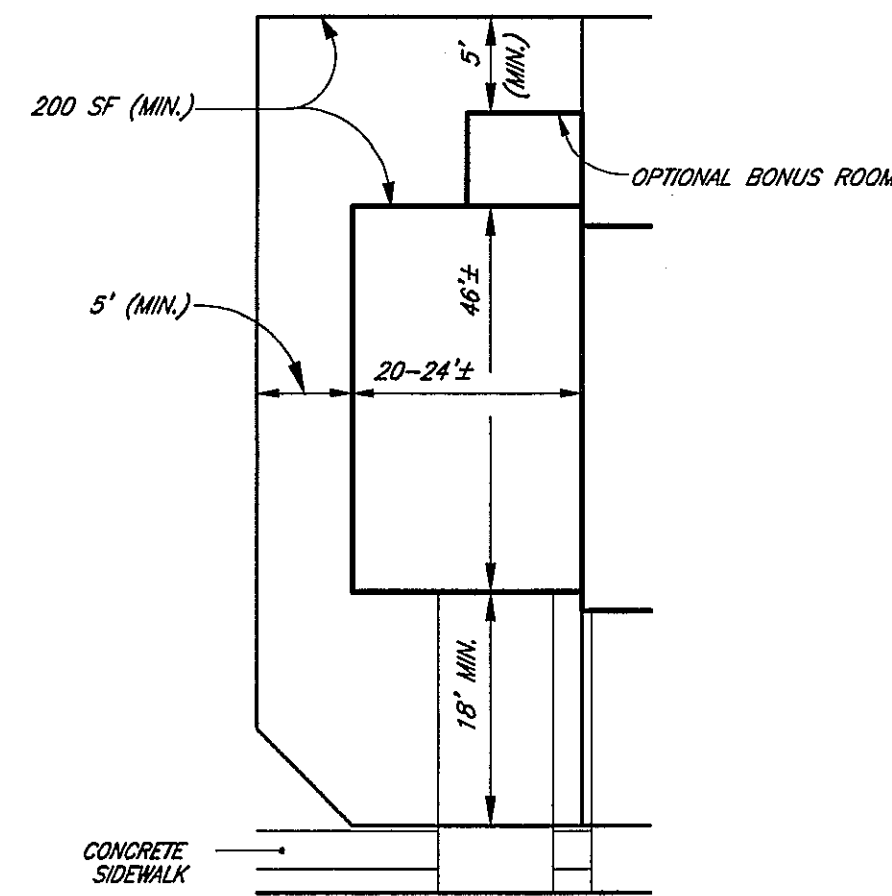
- A. VICINITY MAP AS SHOWN ON PLAN.
B. CONTRACT PURCHASER/APPLICANT:
WINCHESTER HOMES INC.
12701 FAIR LAKES CIRCLE, SUITE 200
FAIRFAX, VA 22033

TAX MAP IDENTIFICATION:

PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE	AREA IN ACRES
55-3-(1)-5	R-1	JOHN C. HELM Q/O TIMOTHY HELM	5676/154	1.0000 AC.
55-3-(2)-94	R-1	LOUISE B. HELM	5672/1234 2605/267	1.8270 AC.
55-3-(2)-95	R-1	SHIV K. JINDAL KAJAL KIRAN JINDAL AND SURESH JINDAL	6910/1717	1.8270 AC.
55-3-(2)-96	R-1	WILLIAM R. PRINGLE JR. ESTATE OF RUTH M. MILLER	7075/1701 WB 552/25 WB 440/1733	1.8269 AC.
55-3-(2)-97	R-1	NEJAT RASSON SHAHROKH BARMAAN	3707/688	1.8270 AC.
55-3-(2)-101	R-2	GERALD WALDMAN	10859/34	1.2898 AC.
54-4-(2)-102	R-1	RONALD E. & MARY A. DE MATTEO	5320/616	0.9585 AC.
54-4-(2)-103	R-1	GERALD WALDMAN	9408/472	0.9306 AC.
54-4-(2)-104	R-1	CHARLOTTE B. SABATHO	9700/1576	0.9036 AC.
54-4-(2)-105	R-1	JAMES D. & ANNE M. ELLIOT	9199/904	0.8766 AC.
54-4-(2)-106	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.8497 AC.
54-4-(2)-107	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.8227 AC.
54-4-(2)-108	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.7957 AC.
54-4-(2)-109	R-1	AMADEO J. SZASZI	5211/363	0.7688 AC.
54-4-(2)-110	R-1	AMADEO J. SZASZI	5211/363	0.7824 AC.
54-4-(2)-142	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.7957 AC.
54-4-(2)-143	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.8227 AC.
54-4-(2)-144	R-1	BURKE & HERBERT BANK & TRUST COMPANY	10831/121	0.8497 AC.

PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE	AREA IN ACRES
55-3-(2)-145	R-1	ROLF V. MAHLER	6389/477	0.9163 AC.
55-3-(2)-146	R-1	ROLF V. MAHLER	6389/477	0.9163 AC.
55-3-(2)-147	R-1	WILLIAM B. & LUCILLE M. TURMAN	2593/429	0.9163 AC.
55-3-(2)-148	R-1	HELEN L. DOORES	3281/175	0.9133 AC.
55-3-(2)-149	R-1	CLAUDE H. NICELY	3281/244	1.8717 AC.
55-3-(2)-150	R-1	CENTREVILLE LODGE #2169 LOYAL ORDER OF MOOSE, INC.	7383/1390	1.8270 AC.
55-3-(2)-151	R-1	CENTREVILLE LODGE #2169 LOYAL ORDER OF MOOSE, INC.	7383/1390	1.8270 AC.
55-3-(2)-152	R-1	CENTREVILLE LODGE #2169 LOYAL ORDER OF MOOSE, INC.	7579/831	1.8270 AC.
55-3-(2)-153	R-1	CENTREVILLE LODGE #2169 LOYAL ORDER OF MOOSE, INC.	7579/1807	1.8270 AC.
55-3-(2)-154	R-1	ALBERT L. LESTER JR.	1935/892	0.9135 AC.
55-3-(2)-154A	R-1	MAIRIE LORA FAIRCLOTH	2051/450	0.9135 AC.
55-3-(2)-155	R-1	CHARLES SLANEY MARY JO SLANEY	10454/1841	1.8270 AC.
55-3-(2)-156	R-1	DAVID T. HOANG HOA N. TRAN	10669/1454	1.8270 AC.
55-3-(2)-158	R-1	ALRETA FRITTS et. al.	859/260 WB 412/2028	2.2334 AC.
55-3-(2)-159	R-1	ALBERT E. & VIRGINIA L. SEYMOUR	2282/429	1.5836 AC.
55-3-(2)-160	R-1	HARUTUN OGI INGA DEVINE	7289/915	2.0821 AC.
55-3-(2)-161	R-1	EDWARD X. MILLER TR. PAULINE S. MILLER TR. S. MICHAEL MILLER TR.	10896/908	2.1449 AC.
55-3-(2)-162	R-1	BARBARA J. BREEN	2543/722	0.8840 AC.
55-3-(2)-162A	R-1	GARLAND PARKER & RUTH F. BLEVINS	4452/18	0.8809 AC.
55-3-(2)-163	R-1	TANSY NORDEN SETTLE	3382/425 WB 209/161	1.9829 AC.
55-3-(2)-164	R-1	KAMRAN SADIQHI	10536/460	2.0605 AC.
55-3-(2)-165	R-1	LUKE J. LALANDE TR.	11073/610	3.1081 AC.

- TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT. FOR ANGLE OF BULK PLANE, SEE THE 'ANGLE OF BULK PLANE' DETAIL, TO THE RIGHT.
 - PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE 6 FOR TRAILS REQUIREMENTS.
 - MAJOR OPEN SPACE AND COMMUNITY FACILITIES AS SHOWN ON PLAN.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - EXISTING AND PROPOSED ROADS AND, REQUIRED DIMENSIONS AS SHOWN ON PLAN.
 - APPROXIMATE 100 YR. FLOODPLAIN, R.P.A. AND EQC LIMITS ARE DELINEATED AS SHOWN ON THE PLAN.
 - INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
 - STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
 - EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
 - AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY SHALL BE CONSIDERED FOR TREE PRESERVATION AND PASSIVE RECREATION DEVELOPMENT.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
 - ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN (UNLESS WAIVER/MODIFICATION REQUESTED). PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO THE TYPICAL LOT LAYOUTS AND THE ANGLE OF BULK PLANE DETAILS (ABOVE, RIGHT) FOR ADDITIONAL SETBACK INFORMATION.
 - ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION OF ALL STRUCTURES ON SITE ARE NOT KNOWN.
 - N/A
 - REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
 - REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.
 - SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
 - RECREATIONAL AMENITIES ARE AS SHOWN ON THE RECREATIONAL AMENITIES AND TRAILS PLAN (SHEET 8).
 - DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
 - PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
 - THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT AND PARTIALLY WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.

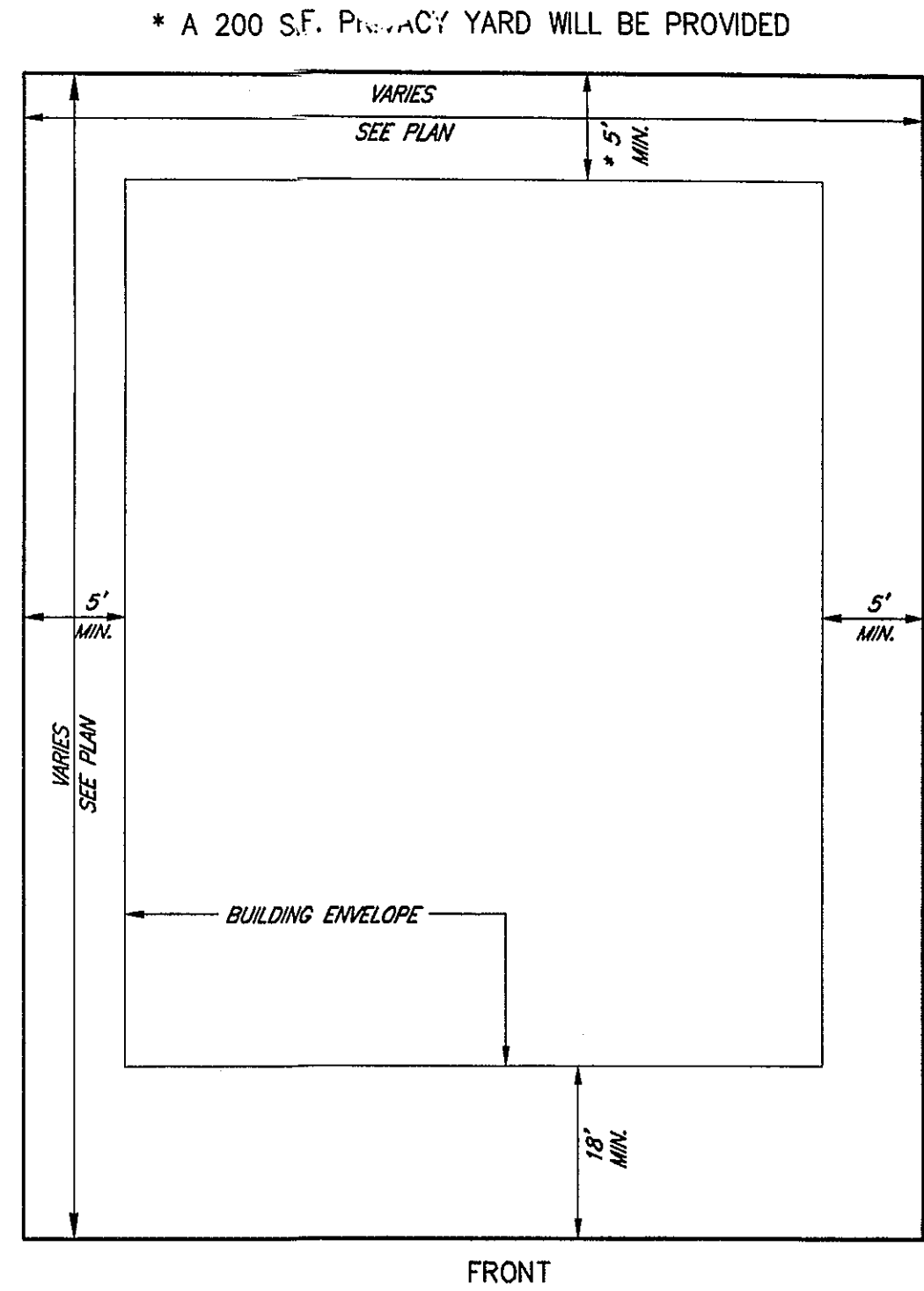


TYPICAL TOWNHOUSE LOT LAYOUT

NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)

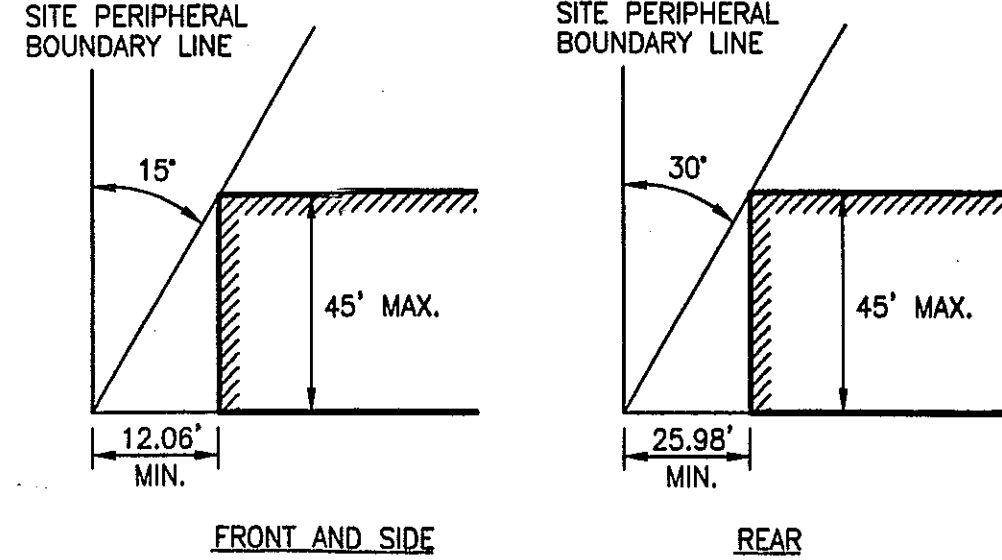
NOTE:

- TOWNHOUSES MAY HAVE ONE OR TWO CAR GARAGES, WHICH WILL BE DETERMINED WITH FINAL SITE ENGINEERING AND DESIGN.



TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE



ANGLE OF BULK PLANE

NOTE:

- ANGLE OF BULK PLANE APPLIES TO SINGLE FAMILY ATTACHED UNITS (TOWNHOUSES) ONLY.
- SEE THE TYPICAL LOT LAYOUTS (ABOVE) FOR INDIVIDUAL LOT SETBACKS (FRONT, SIDE AND REAR).
- BULK PLANE ANGLE TAKEN FROM R-4 (ADU DEVELOPMENTS) ZONING REGULATIONS, THE CLOSEST ZONE TO THE PROPOSED PDH-4 ZONE.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

- A. VICINITY MAP AS SHOWN ON PLAN.
B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
G. PROPOSED USES AS SHOWN ON PLAN.
H. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.
I. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
J. SEE THE 'ANGLE OF BULK PLANE' DETAIL, ABOVE.
K. PROPOSED CIRCULATION AS SHOWN ON PLAN.
L. PARKING AS SHOWN ON PLAN.
M. OPEN SPACE AND RECREATIONAL FACILITIES AS SHOWN ON PLAN.
N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP WILL BE SUBMITTED WITH THIS PLAN.
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 10.
Q. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
S. APPROXIMATE 100 YR. FLOOD PLAIN, R.P.A. AND E.Q.C. LIMITS ARE DELINEATED AS SHOWN ON THE PLAN.
T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
- REFER TO THE SITE TABULATIONS.
- SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
- ARCHITECTURAL SKETCHES, SIGN ILLUSTRATIVES, LIGHT FIXTURE, BENCHES AND MAILBOX ILLUSTRATIVES ARE INCLUDED.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
- N/A
- THESE PARCELS ARE IN THE SULLY DISTRICT AND ARE WITHIN A WATER SUPPLY OVERLAY DISTRICT AND PARTIALLY WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.

CONCEPTUAL/FINAL DEVELOPMENT PLAN GENERAL NOTES AND COMMENTS

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

EC REVISIONS

DESIGNED BY: DDD

DRAFTED BY: CAD

CHECKED BY: DDD

DATE: JULY, 2000

SCALE: HOR. N/A
VERT. N/A

SHEET 4 OF 16

CO. NO. RZ 2000-SU-043

FILE NO. 99061.21-08S

CADD NAME: PCFSN0T.DWG

APPROVED DEVELOPMENT PLAN

Application No. 16-502-SU-043

Staff: Johnson

(DP) (GDP) (QDP) (FDP)

SEE PROFFERS DATED 11-13-01

REVISED FEBRUARY 20, 2001

REVISED JANUARY 29, 2001

REVISED JANUARY 12, 2001

APPROVAL

DATE OF APPROVAL

BY

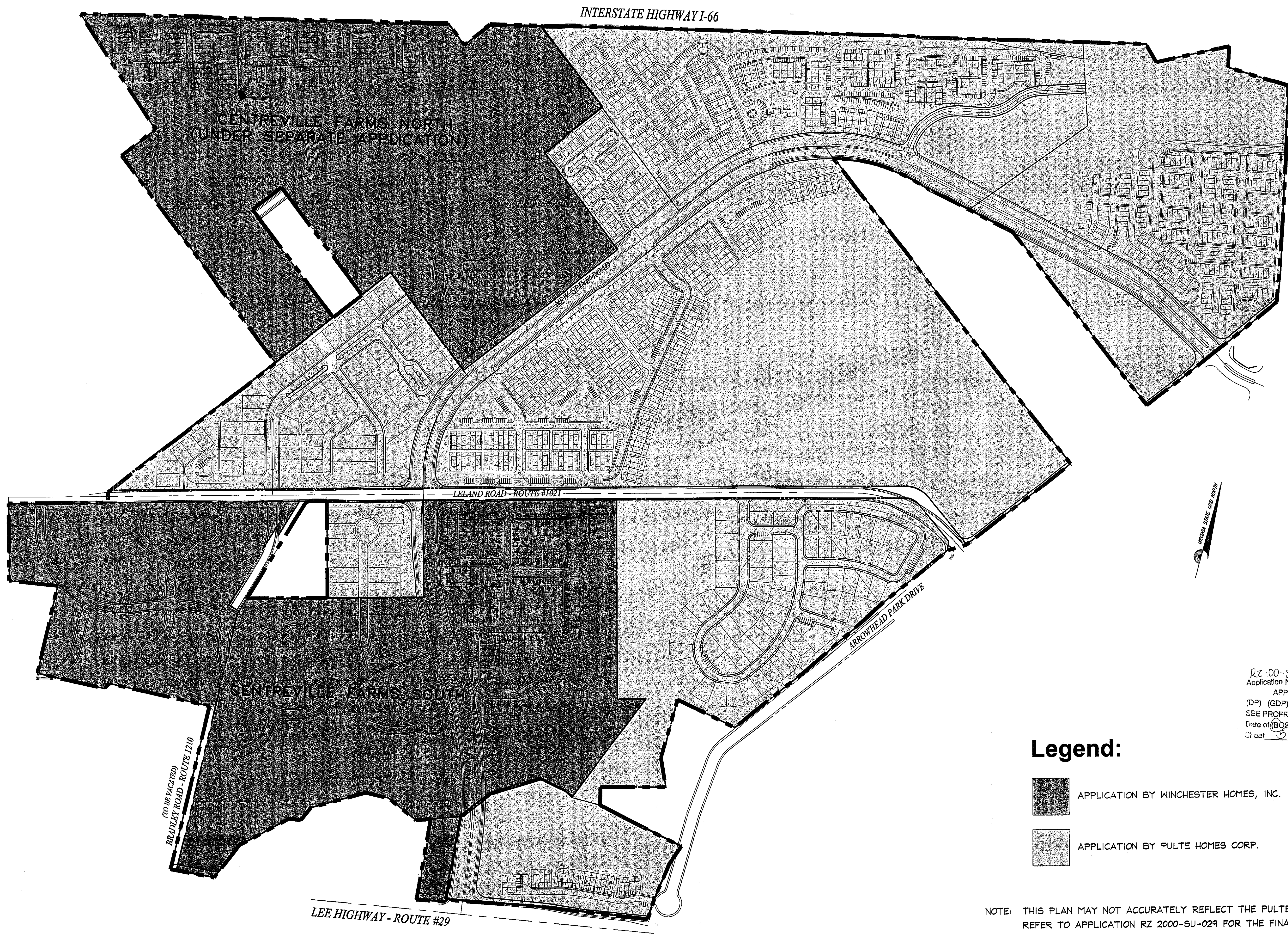
DATE OF APPROVAL

BY

DATE OF APPROVAL

BY

DATE OF APPROVAL



Legend:

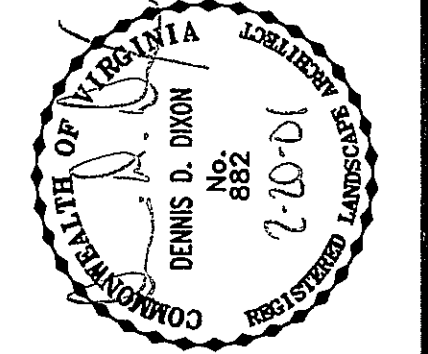
- APPLICATION BY WINCHESTER HOMES, INC.
- APPLICATION BY PULTE HOMES CORP.

NOTE: THIS PLAN MAY NOT ACCURATELY REFLECT THE PULTE HOMES CORP. FINAL LAYOUT.
REFER TO APPLICATION RZ 2000-SU-029 FOR THE FINAL PULTE HOMES PLAN.

RZ-00-SU-043
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 5 of 16

DESIGNED BY: DDD	FILE NO. 99061.21-08S
DRAFTED BY: CAD	CADD NAME: PCFSCOMP.DWG
CHECKED BY: DDD	
DATE: JULY, 2000	
SCALE: HOR. 1"=200'	
VERT.	
SHEET 5 OF 16	
CO. NO. RZ-2000-SU-043	
OWNER: WINCHESTER HOMES, INC.	
12701 FAIR LAKES CIRCLE	
SUITE 200	
FAIRFAX, VA 22033	

CENTREVILLE FARMS COMPOSITE PLAN
CENTREVILLE FARMS SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



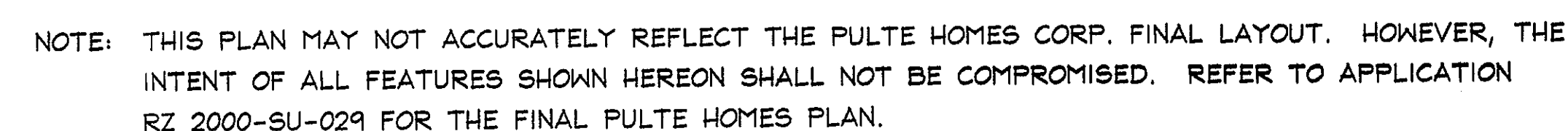
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

REVISED FEBRUARY 20, 2001
REVISED JANUARY 29, 2001

BC REVISIONS
REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
REVISED DECEMBER 7, 2000
REVISED DECEMBER 20, 2000
REVISED JANUARY 12, 2001

XPEN: PENDING

B/C REVISIONS REWISD NOVEMBER 27, 2000 REWISD DECEMBER 7, 2000 REWISD DECEMBER 20, 2000 REWISD JANUARY 12, 2001 REWISD JANUARY 29, 2001 OWNER CONTRACT PURCHASERS/APPLICANT: WINCHESTER HOMES, INC. 12701 FAIR LAKES CIRCLE SUITE 200 FAIRFAX, VA 22037	DESIGNED BY: DDD DRAFTED BY: CAD CHECKED BY: DDD DATE: OCTOBER 20, 2000 SCALE: HOR. 1"=200' VERT.
SHEET 6 OF 16	
CO. NO. RZ-2000-SU-043	
FILE NO. 99061.21-08S	
CAD NAME: PCFSMOND.W	



PZ-00-SU-043
Application No. _____ Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (EOS) (PC) approval 3-5-01
Sheet 6 of 16



Entry Feature A

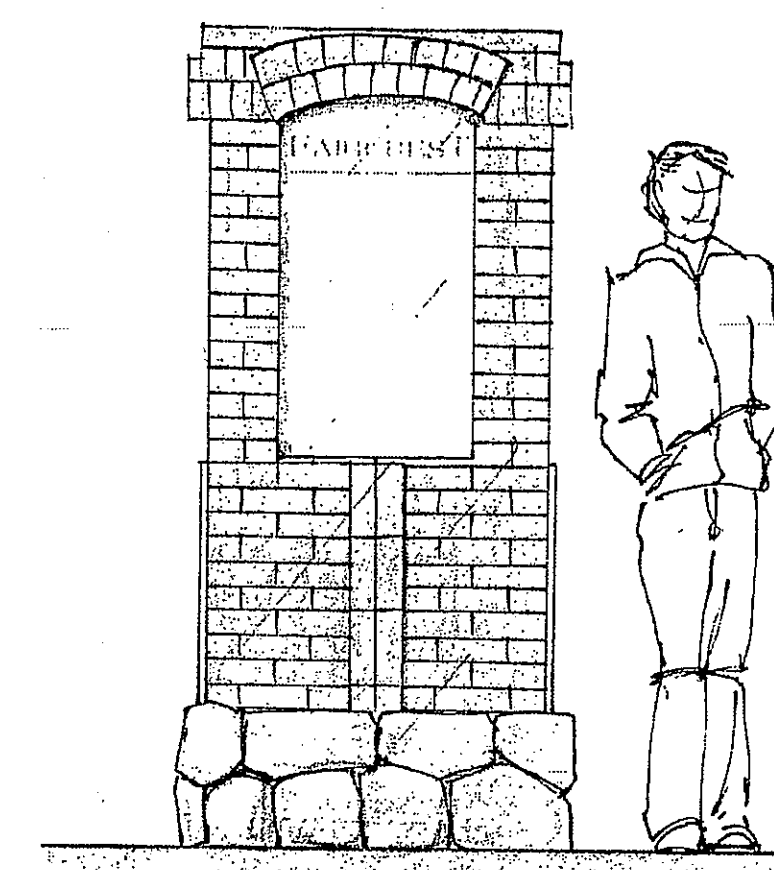
Scale: NTS

NOTE: 'FAIRCREST' IS THE TENTATIVE NAME FOR ALL OF CENTREVILLE FARMS. THE FINAL NAME MAY CHANGE PRIOR TO SITE PLAN SUBMISSION.



Entry Feature B

Scale: NTS



Entry Feature C

Scale: NTS

RZ-00-SU-043
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-6-01
Sheet 7 of 10

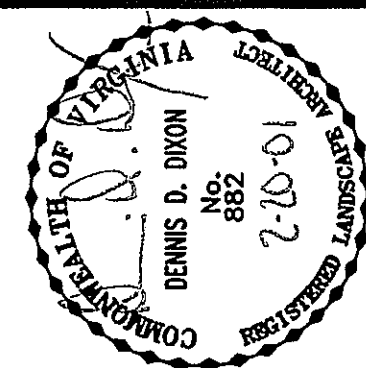
REVISED FEBRUARY 20, 2001

BC REVISIONS:	
NOVEMBER 27, 2000	
DECEMBER 7, 2000	
DECEMBER 20, 2000	
REVISED JANUARY 12, 2001	
REVISED JANUARY 29, 2001	
CONTRACT PURCHASERS/APPLICANT:	
WINCHESTER HOMES, INC.	
12701 FAIR LAKES CIRCLE	
SUITE 200	
FAIRFAX, VA 22033	
DESIGNED BY: DDD	
DRAFTED BY: CAD	
CHECKED BY: DDD	
DATE: OCTOBER 20, 2000	
SCALE: HOR. N/A	
VERT.	
SHEET 7 OF 16	
CO. NO. RZ 2000-SU-043	
FILE NO. 99061.21-08S	
CADD NAME: PCFSNTY.DWG	

CENTREVILLE FARMS ENTRY FEATURE DETAILS

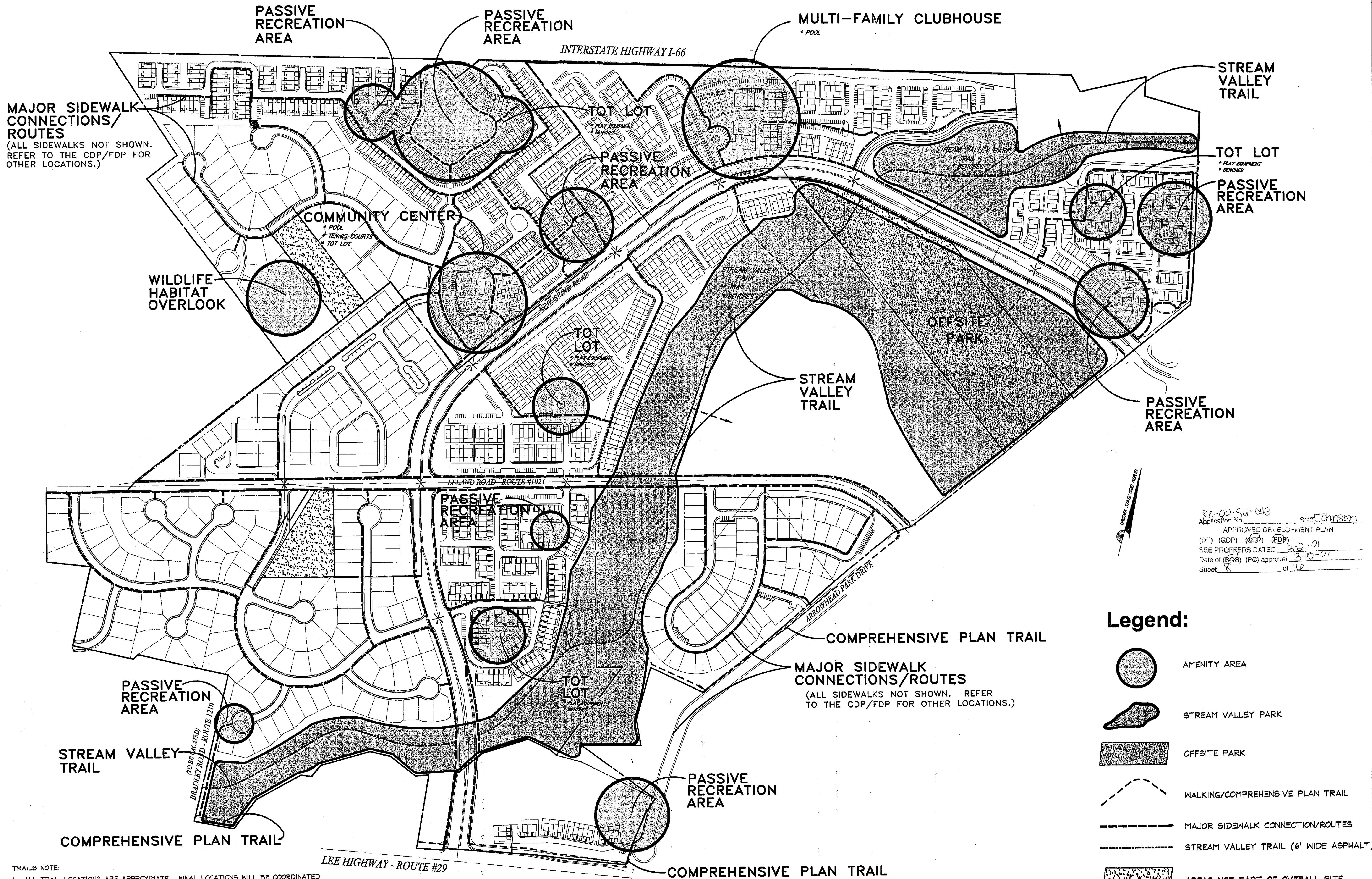
CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bccon.com

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY!

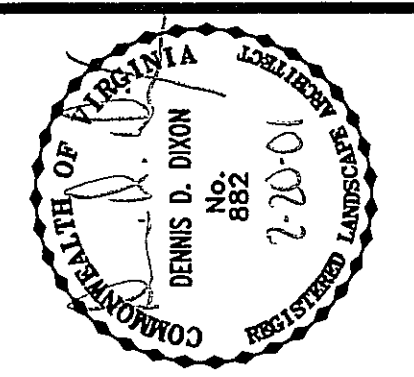


- TRAILS NOTE:
1. ALL TRAIL LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE COORDINATED AT THE SITE PLAN PHASE IN CONSULTATION WITH THE APPROPRIATE AGENCIES/PROPERTY OWNERS. ALL ON-SITE TRAILS WILL BE EXTENDED TO THE APPLICATION BOUNDARIES ONLY. ALL OFF-SITE TRAILS ARE BY OTHERS.
 2. STREAM VALLEY TRAIL AND STREAM CROSSING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FAIRFAX COUNTY P.F.M. SPECIFICATIONS. THE EXACT LOCATION OF THE TRAIL AND THE STREAM VALLEY CROSSING SHALL BE COORDINATED WITH THE F.C.P.A. TRAILS COORDINATOR.

NOTE: THIS PLAN MAY NOT ACCURATELY REFLECT THE PULTE HOMES CORP. FINAL LAYOUT. HOWEVER, THE INTENT OF ALL RECREATIONAL AMENITIES AND TRAILS SHOWN HEREON SHALL NOT BE COMPROMISED. REFER TO APPLICATION RZ 2000-SU-029 FOR THE FINAL PULTE HOMES PLAN.

Legend:

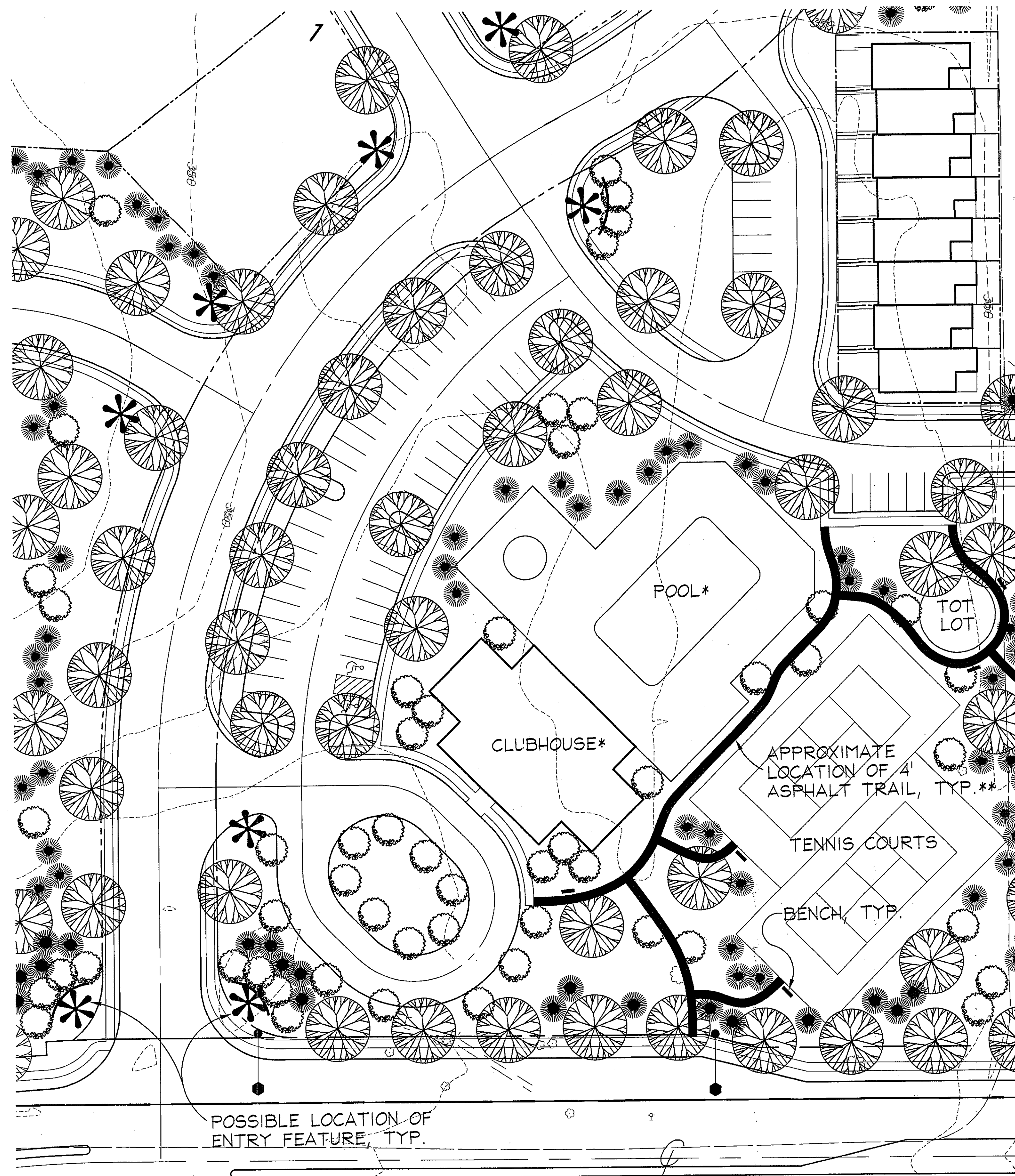
- AMENITY AREA
- STREAM VALLEY PARK
- OFFSITE PARK
- WALKING/COMPREHENSIVE PLAN TRAIL
- MAJOR SIDEWALK CONNECTION/ROUTES
- STREAM VALLEY TRAIL (6' WIDE ASPHALT)
- AREAS NOT PART OF OVERALL SITE
- CROSSWALK STRIPING



CENTREVILLE FARMS SOUTH
RECREATIONAL AMENITIES AND TRAILS PLAN

DESIGNED BY: DDD	DATE: OCTOBER 20, 2000
DRAFTED BY: CAD	SCALE: HOR. 1"=200'
CHECKED BY: DDD	VERT.
DATE: OCTOBER 20, 2000	SHEET 8 OF 16
CO. NO. RZ-2000-SU-043	CO. NO. RZ-2000-SU-043
FILE NO. 99061.21-08S	FILE NO. 99061.21-08S
CADD NAME: PCFSREC.DWG	CADD NAME: PCFSREC.DWG

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12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCon@bcon.com



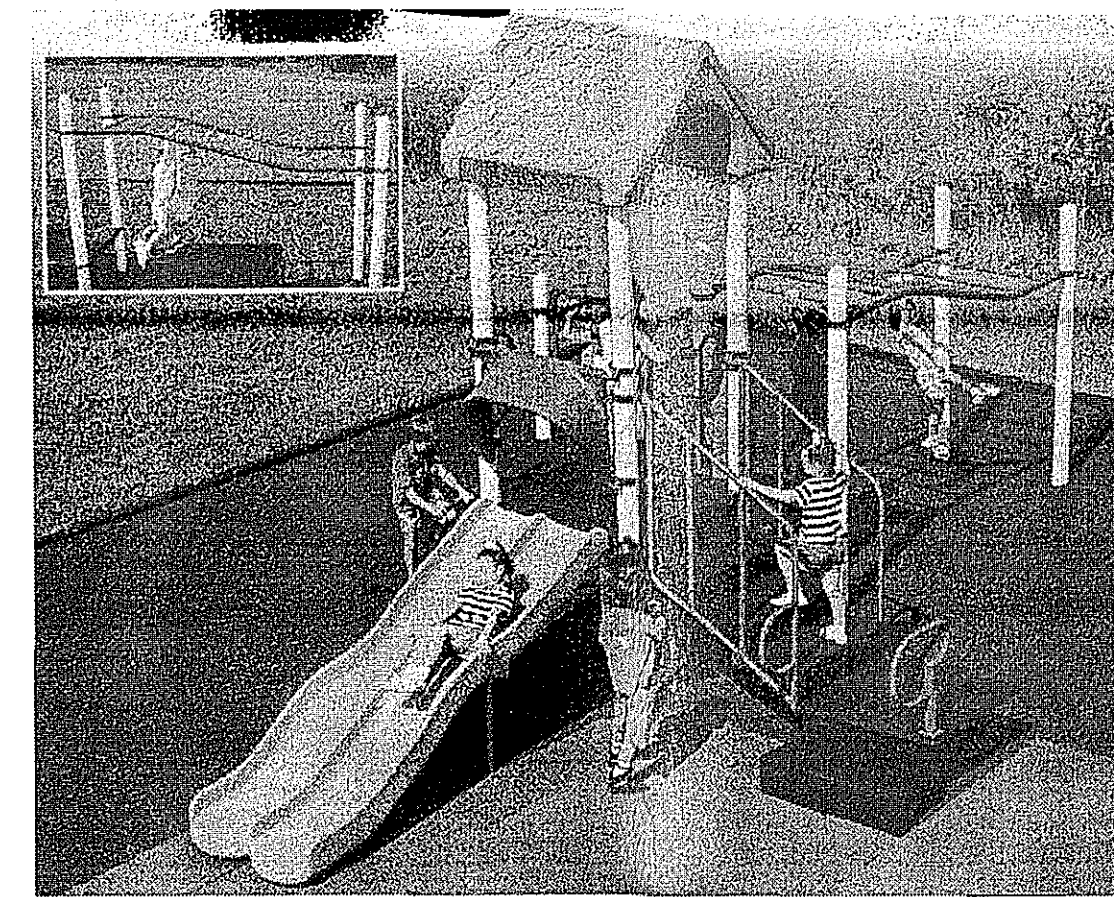
Centreville Farms Community Center

DETAIL PLAN (FOR ILLUSTRATIVE PURPOSES ONLY)

Scale: 1" = 30'

NOTE: CENTREVILLE FARMS COMMUNITY CENTER WILL BE SHARED WITH ALL OF THE CENTREVILLE FARMS APPLICATION AREAS. SEE SHEET 8 FOR LOCATION

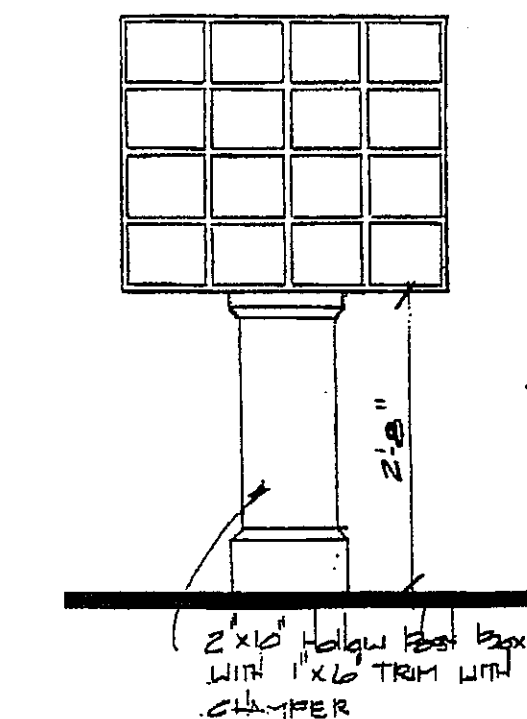
* THE CLUBHOUSE FOOTPRINT AND THE POOL/POOL DECK LAYOUTS ARE CONCEPTUAL AND MAY CHANGE WITH FINAL ENGINEERING. THE CLUBHOUSE FOOTPRINT MAY INCREASE OR DECREASE DEPENDING ON FINAL ARCHITECTURAL PLANS. ANY INCREASE IN THE CLUBHOUSE SIZE WILL NOT DIMINISH THE PERIPHERAL SETBACK DIMENSIONS SHOWN ON SHEET 2. THE FINAL POOL CONFIGURATION WILL INCLUDE PROVISIONS FOR A 6 LANE x 75'-1 1/2" (LONG) POOL.



Play Structure for Tot Lot

IDEA#9710
(or approved equal)

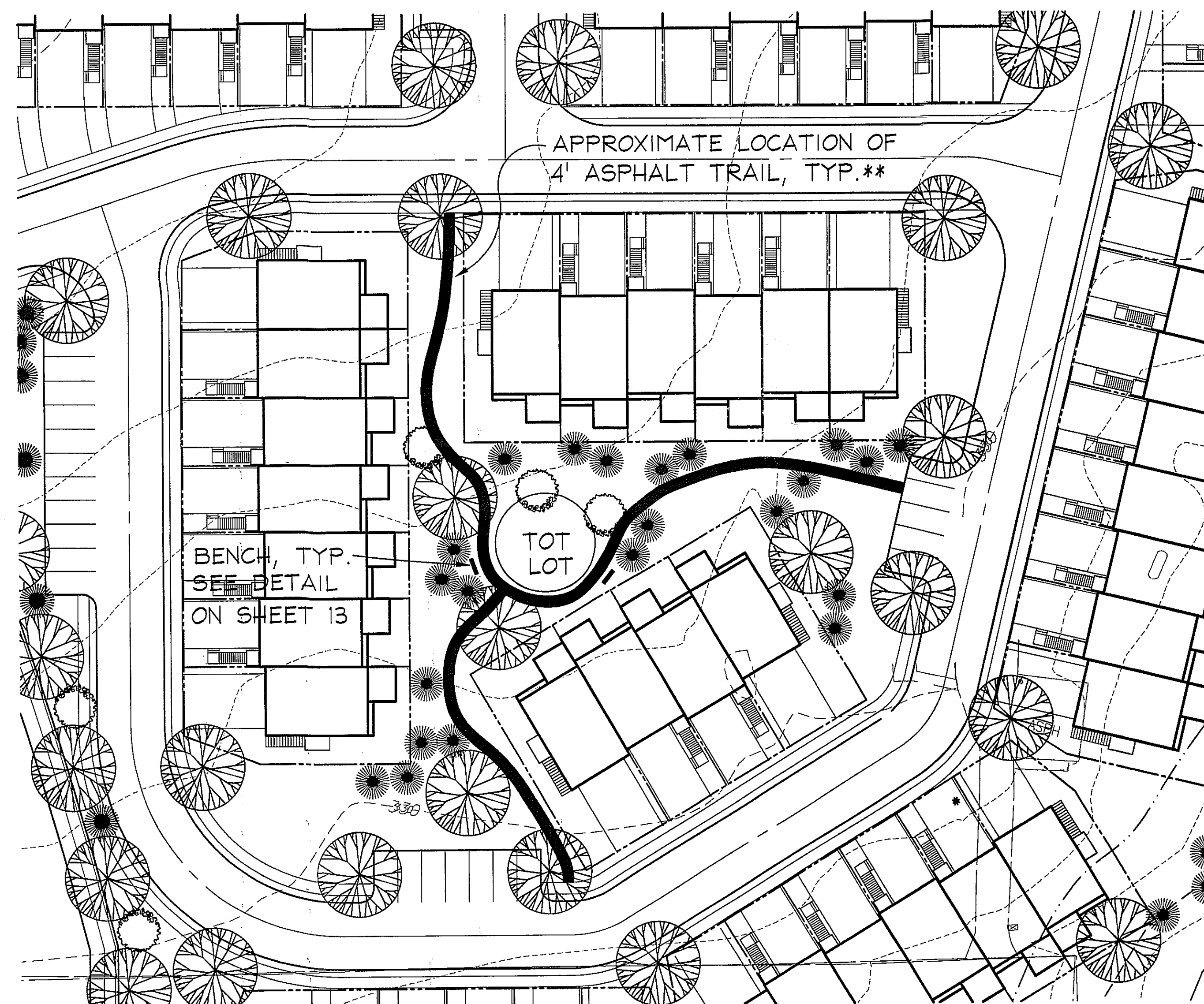
Landscape Structures, Inc.
P.O. Box 38178
Richmond, VA 23231
800.688.7089



NOTE:
TYPICAL AT EACH TOWNHOUSE
SUBDIVISION.

Cluster Mailbox Structure

STANDARD PER US POST OFFICE
(or approved equal)



Tot Lot Amenities Area

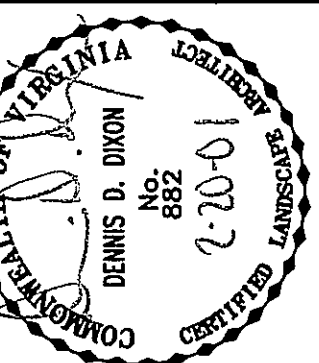
DETAIL PLAN (FOR ILLUSTRATIVE PURPOSES ONLY)

Scale: 1" = 30'

** TRAIL LOCATIONS ARE APPROXIMATE. FINAL LOCATIONS WILL BE DETERMINED AT THE SITE PLAN PHASE CONNECTIONS TO THE SIDEWALK SYSTEM MAY BE ALTERED DUE TO FINAL SITE GRADING AND SPACE CONSTRAINTS.

RZ-00-SU-043
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 9 of 16

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCcon@bcon.com



SITE AMENITIES AND FURNISHING DETAILS

CENTREVILLE FARMS SOUTH

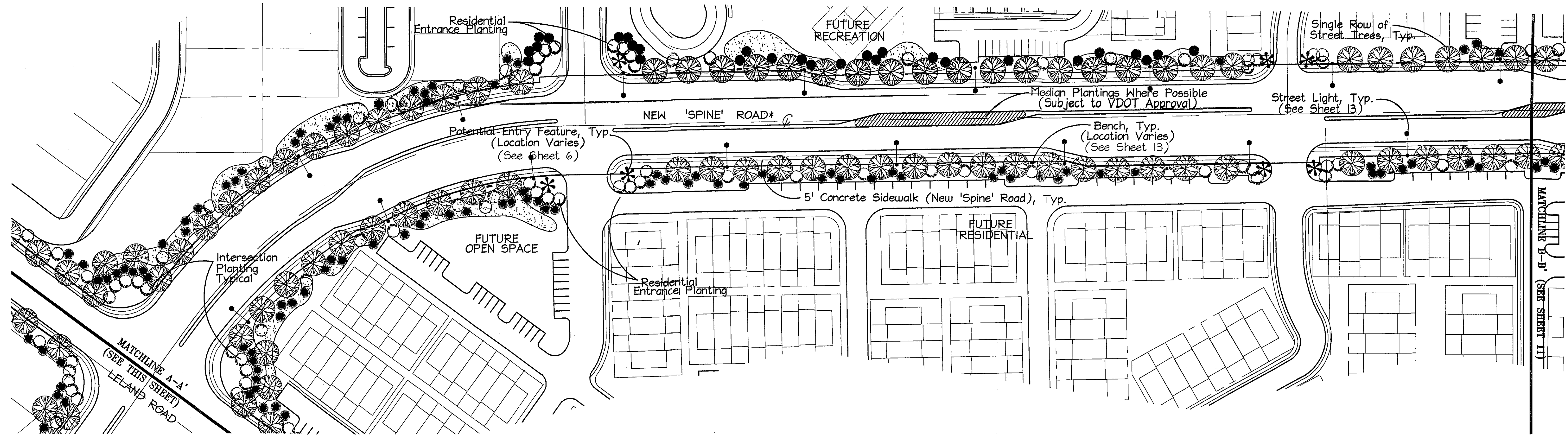
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001
REVISED JANUARY 12, 2001
REVISED OCTOBER 20, 2000
REVISED NOVEMBER 27, 2000
REVISED OCTOBER 20, 2000
REVISED OCTOBER 20, 2000

OWNER: CONTACT PURCHASERS/APPLICANT:
CENTREVILLE FARMS SOUTH
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033

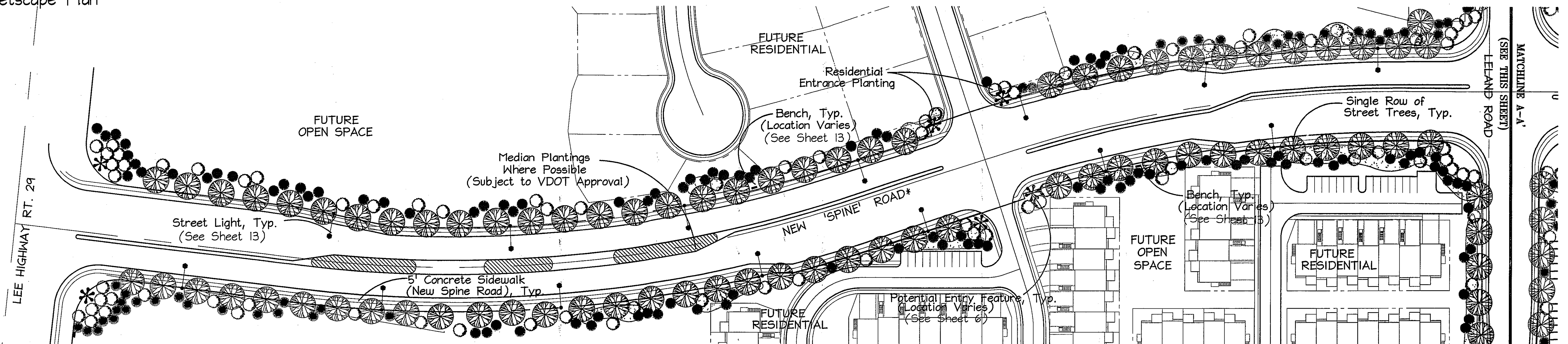
DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: JULY, 2000
SCALE: HOR. AS SHOWN
VERT. N/A

SHEET 9 OF 16
CO. NO. RZ 2000-SU-043
FILE NO. 99061.21-08S
CADD NAME: PCFSD01.DWG



New 'Spine' Road*

Streetscape Plan



New 'Spine' Road*

Streetscape Plan

Legend:

- | | | | |
|--|---|--|--|
| | STREET TREE (2" CAL. MIN.)
LONDON PLANETREE ON
THE NEW 'SPINE' ROAD AND
PIN OAK ON LELAND ROAD | | MASS PLANTING
SHRUB,
PERENNIAL, AND/OR
GROUND COVER |
| | ORNAMENTAL TREE (1.5" CAL. MIN.)
FLOWERING DOGWOOD,
EASTERN REDBUD,
DOWNEY SERVICEBERRY,
AND YOSHINO CHERRY | | STREET LIGHT (SEE DETAIL ON SHEET 13) |
| | EVERGREEN TREE (5'-6' HT. MIN.)
AUSTRIAN PINE,
SERBIAN SPRUCE, AND
LEYLAND CYPRESS | | POLE LIGHT (SEE DETAIL ON SHEET 13) |
| | | | BENCH (SEE DETAIL ON SHEET 13) |
| | | | POSSIBLE BERM (SEE GENERAL NOTE #2) |
| | | | OFF-SITE TREES
BY OTHERS |

NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE. HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

General Streetscape Notes:

- 1) Benches have been located adjacent to major open spaces, amenity areas and areas where possible bus stop locations may occur. Final locations shall be determined at the time of final site plans.
- 2) Potential berm locations have been generally identified on the plans. Final locations and the extent of berming will depend on final site grading and space constraints. Where berms are not possible, plantings of shrubs, perennials and/or ornamental grasses will be provided.
- 3) Entry features and signage walls shall be coordinated throughout the Centreville Farms application areas. See Sheet 7 for illustrative entry feature/monumentation details.

New 'Spine' Road Note:

The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and name will be until the site plan phase.

RZ-00-SU-043
Application No. Staff: Johnson
DESIGNED BY: JDB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (GDP) (PC) approval 3-7-01
Sheet 10 of 16

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

CENTREVILLE FARMS STEETScape PLAN

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001

BC REVISIONS

REVISED NOVEMBER 27, 2000

DECEMBER 7, 2000

DECEMBER 20, 2000

REVISED JANUARY 12, 2001

REVISED JANUARY 28, 2001

OWNER

CONTRACT PURCHASER/APPLICANT:

WINCHESTER HOMES, INC.

SUITE 200

12701 FAIR LAKES CIRCLE

FAIRFAX, VA 22033

DESIGNED BY: JDB

DRAFTED BY: CAD

CHECKED BY: DDD

DATE: OCTOBER 20, 2000

SCALE: HOR. 1"=60'

VERT.

SHEET 10 OF 16

CO. NO. RZ 2000-SU-043

FILE NO. 99061.21-08S

CADD NAME: PCFSSTR1.DWG

REVISED FEBRUARY 20, 2001

BC REVISIONS

REVISED NOVEMBER 27, 2000

DECEMBER 7, 2000

DECEMBER 20, 2000

REVISED JANUARY 12, 2001

REVISED JANUARY 28, 2001

OWNER

CONTRACT PURCHASER/APPLICANT:

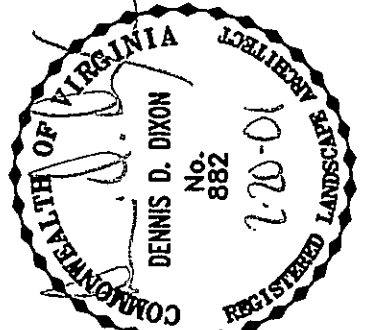
WINCHESTER HOMES, INC.

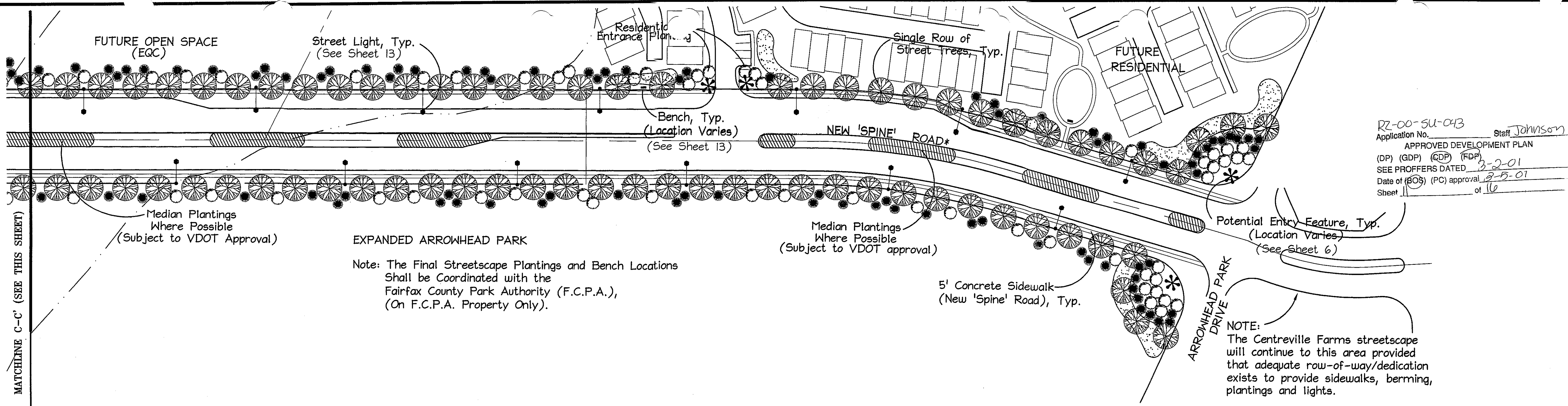
SUITE 200

12701 FAIR LAKES CIRCLE

FAIRFAX, VA 22033

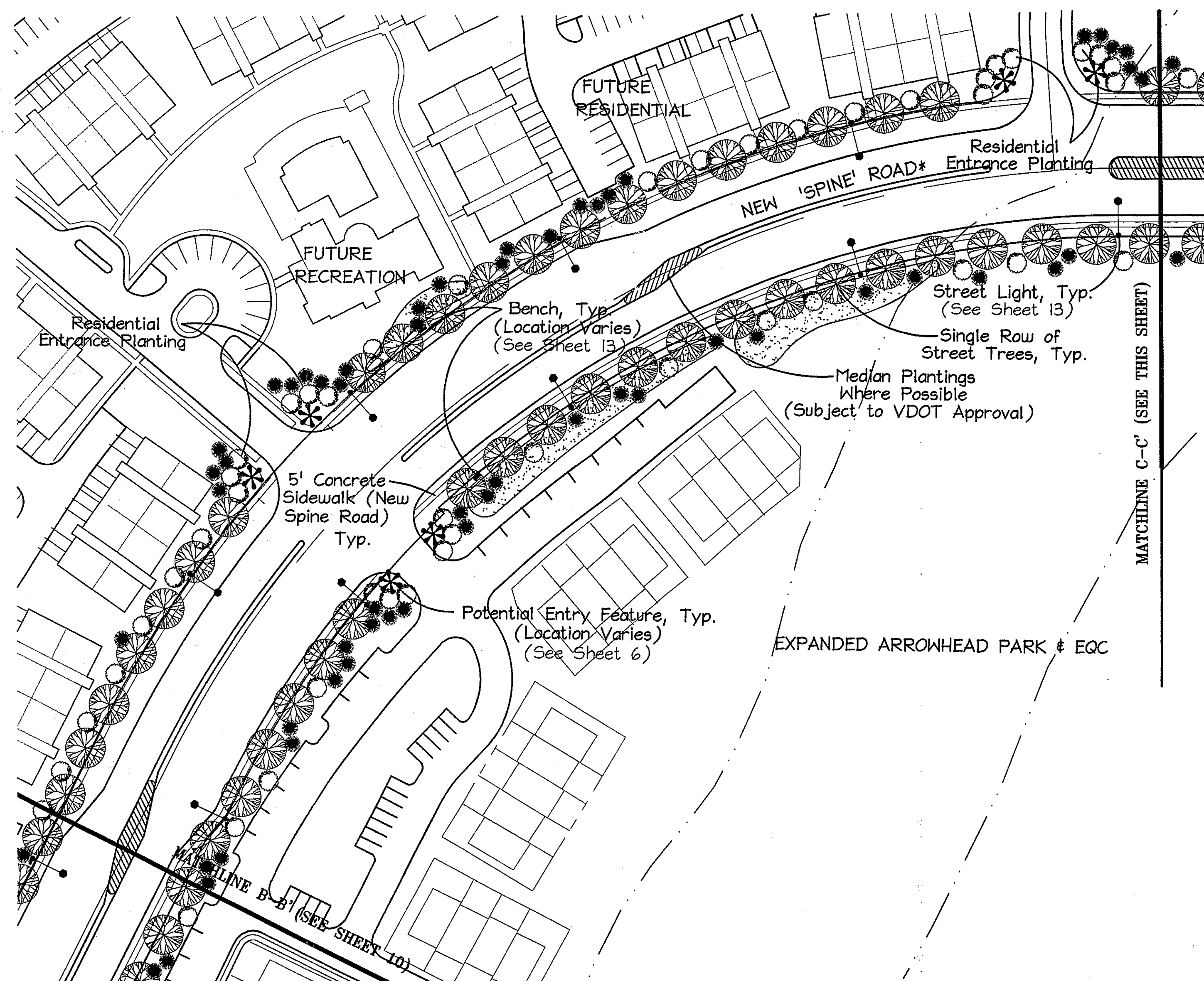
BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCon@bcon.com





New 'Spine' Road*

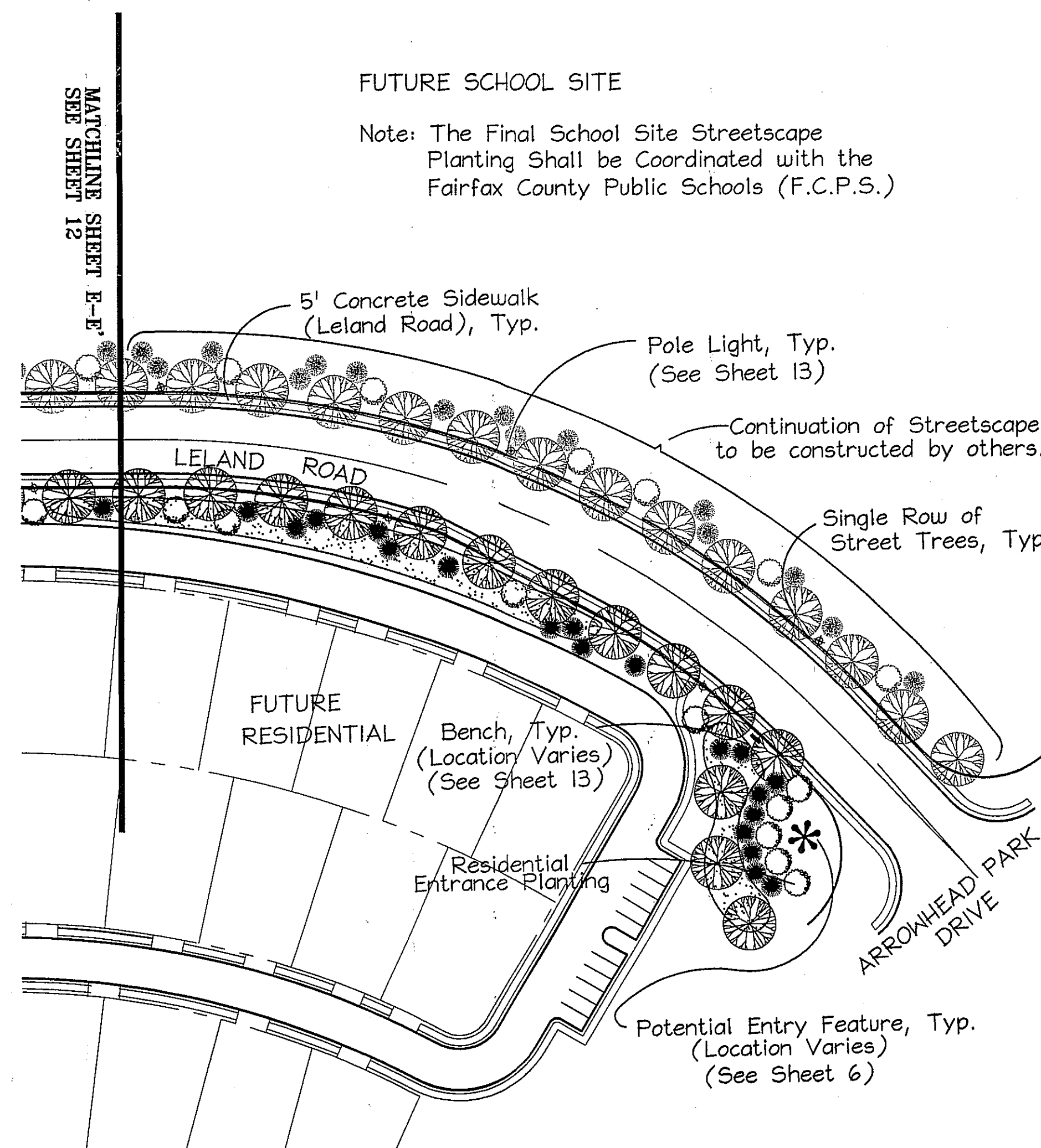
Streetscape Plan



New 'Spine' Road*

Streetscape Plan

THIS SHEET FOR LANDSCAPING PURPOSES ONLY



Leland Road

Streetscape Plan (For Continuation See Sheet 12)

Legend:

- STREET TREE (2" CAL. MIN.) LONDON PLANETREE ON THE NEW 'SPINE' ROAD AND PIN OAK ON LELAND ROAD
- ORNAMENTAL TREE (1.5" CAL. MIN.) FLOWERING DOGWOOD, EASTERN REDBUD, DOWNY SERVICEBERRY, AND YOSHINO CHERRY
- EVERGREEN TREE (5'-6' HT. MIN.) AUSTRIAN PINE, SERBIAN SPRUCE, AND LEYLAND CYPRESS
- MASS PLANTING SHRUB, PERENNIAL, AND/OR GROUND COVER
- STREET LIGHT (SEE DETAIL ON SHEET 13)
- POLE LIGHT (SEE DETAIL ON SHEET 13)
- BENCH (SEE DETAIL ON SHEET 13)
- POSSIBLE BERM (SEE GENERAL NOTE #2)
- OFF-SITE TREES BY OTHERS

NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE. HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

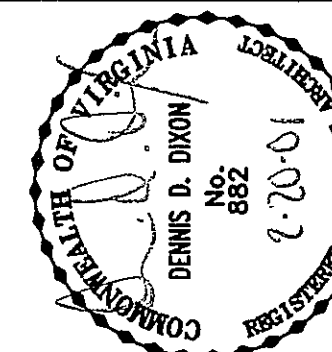
General Streetscape Notes:

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New 'Spine' Road Note:

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BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
BCon@bcon.com



CENTREVILLE FARMS STEETSCAPE PLAN

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001

BC REVISIONS

REVISED NOVEMBER 27, 2000

REVISED JUNE 2, 2000

REVISED DECEMBER 20, 2000

REVISED JANUARY 12, 2001

REVISED JANUARY 23, 2001

CONTRACT PURCHASERS/APPLICANT:
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033

DESIGNED BY: JDB

DRAFTED BY: CAD

CHECKED BY: DDD

DATE: OCTOBER 20, 2000

SCALE: HOR. 1"=80'

VERT.

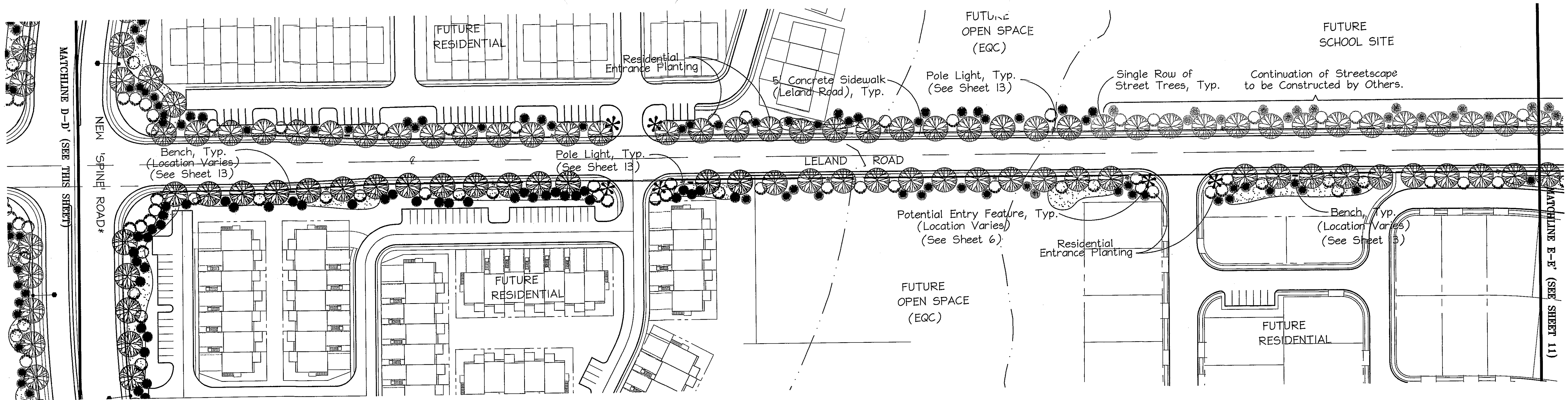
SHEET 11 OF 16

CO. NO. RZ 2000-SU-043

FILE NO. 99061.21-08S

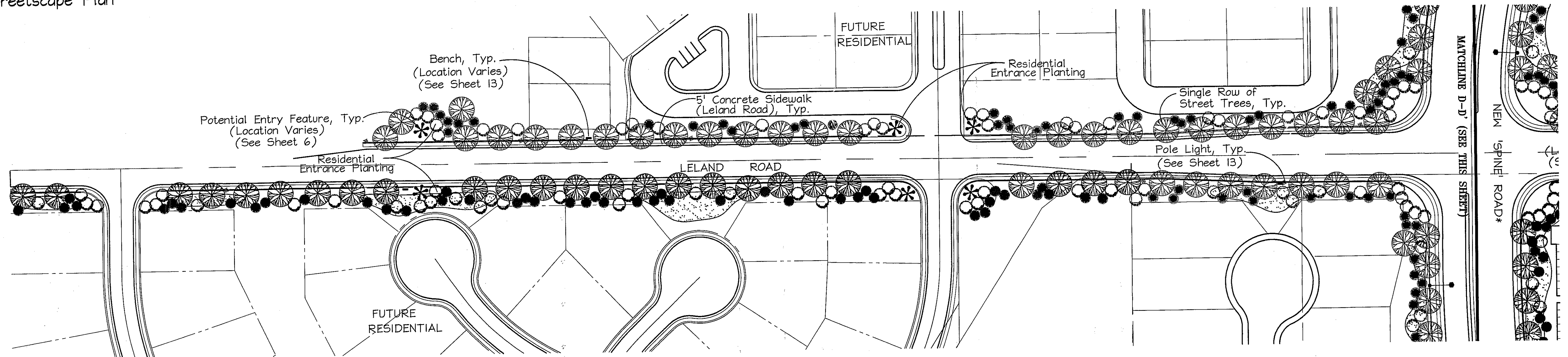
CADD NAME: PCFSSTR2.DWG

XREFS: PCFSSTR.DWG



Leland Road

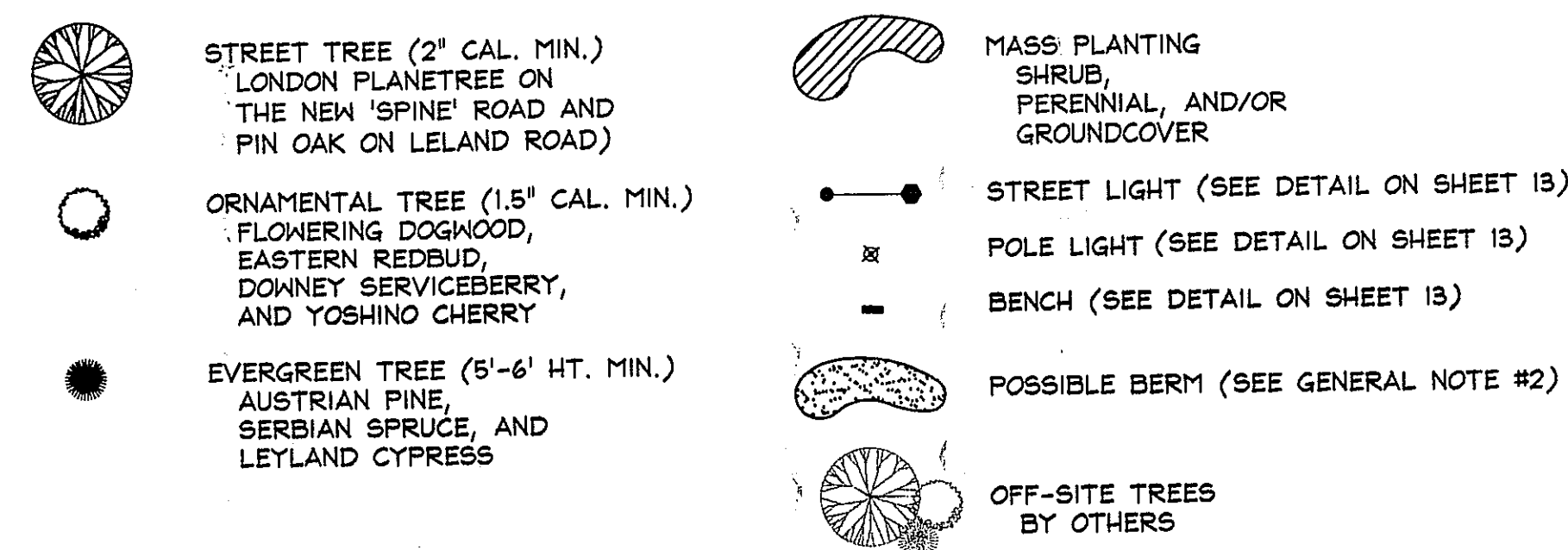
Streetscape Plan



Leland Road

Streetscape Plan

Legend:



NOTE: THE SPECIFIC TREES LISTED ARE SUGGESTED FOR THEIR PARTICULAR USE. HOWEVER, THE FINAL TREES SELECTED ARE NOT LIMITED BY THESE SUGGESTIONS AS ADDITIONAL TREES MAY BE SUGGESTED IN CONSULTATION WITH THE URBAN FORESTER.

Notes:

General Streetscape Notes:

- 1) Benches have been located adjacent to major open spaces, amenity areas and areas where possible bus stop locations may occur. Final locations shall be determined at the time of final site plans.
- 2) Potential berm locations have been generally identified on the plans. Final locations and the extent of berming will depend on final site grading and space constraints. Where berms are not possible, plantings of shrubs, perennials and/or ornamental grasses will be provided.
- 3) Entry features and signage walls shall be coordinated throughout the Centreville Farms application areas. See Sheet 7 for illustrative entry feature/monumentation details.

*New 'Spine' Road Note:

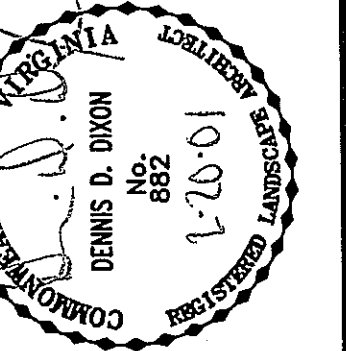
The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

Application No. **PZ-00-SU-043** Staff **TJUNSON**

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED **3-2-01**
Date of (BOS) (PC) approval **3-5-01**
Sheet **12** of **116**

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (Fax)
BCon@bcon.com



CENTREVILLE FARMS STEETScape PLAN
CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001

BC REVISIONS
REVISED NOVEMBER 27, 2000
DECEMBER 7, 2000
DECEMBER 20, 2000
REVISED JANUARY 12, 2001
REVISED JANUARY 23, 2001

DESIGNED BY: JDB
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: OCTOBER 20, 2000
SCALE: HOR. 1"=60'
VERT. 1"=20'

OWNER
CONTRACT PURCHASERS/APPLICANT:
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033

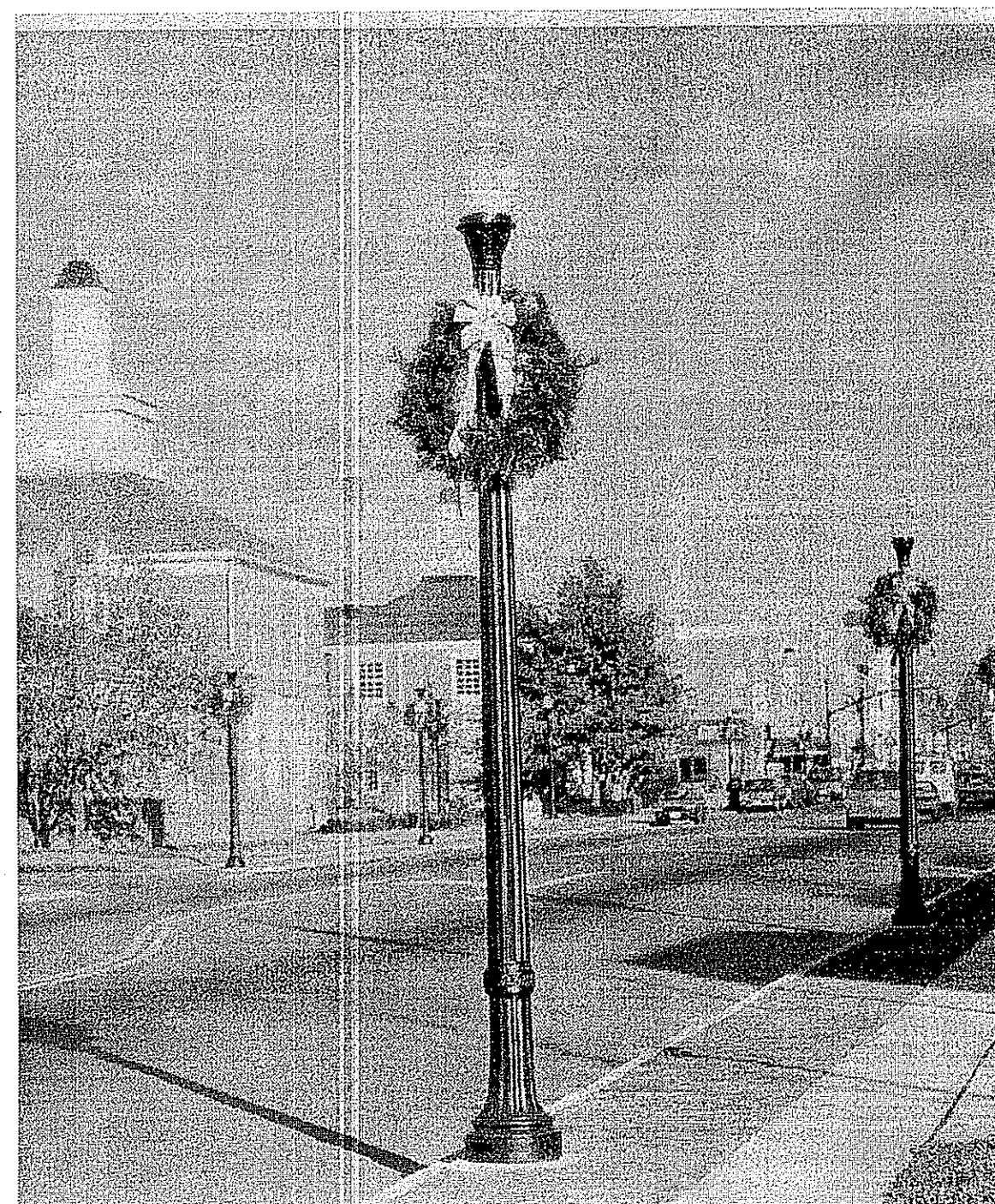
SHEET 12 OF 16
CO. NO. RZ 2000-SU-043
FILE NO. 99061.21-08S
CADD NAME: PFSSTR3.DWG

NOT RECORDED



Street Light (Typical along the New 'Spine' Road*)

TEAR DROP SERIES-Atlanta Style w/ Cut-Off Luminaire
Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160
(or approved equal)

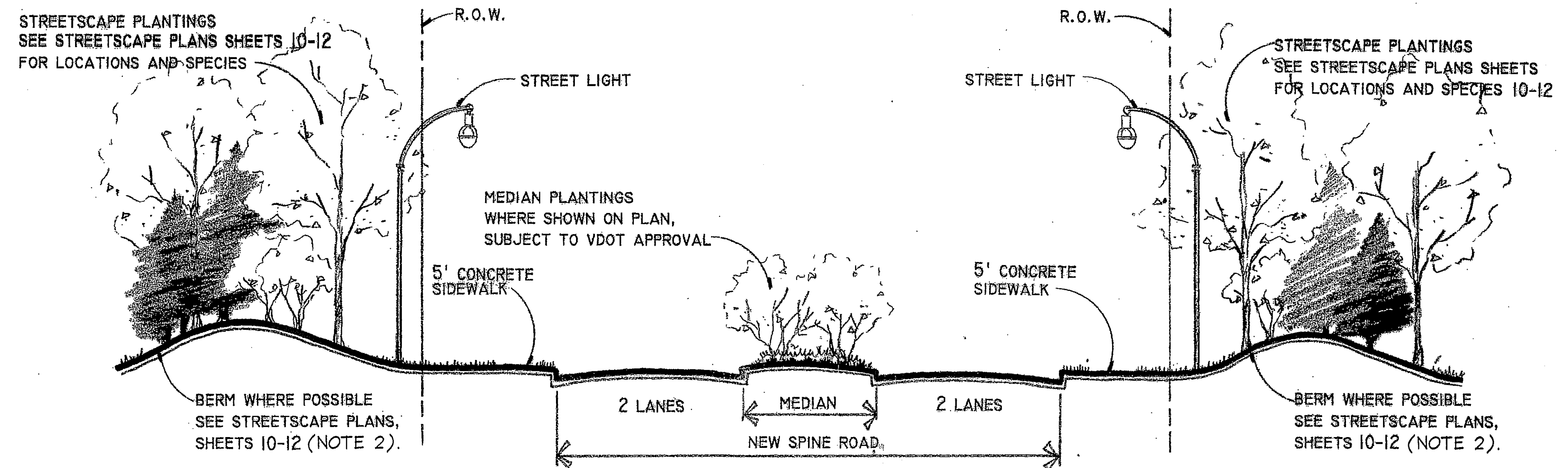


Pole Light (Typical along Leland Road**)

GRANVILLE SERIES-North Yorkshire Pole
Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160
(or approved equal)

See the 'Acorn Detail' on this sheet for luminaire.

** This light will also be used along the residential streets of Centreville Farms North and South.

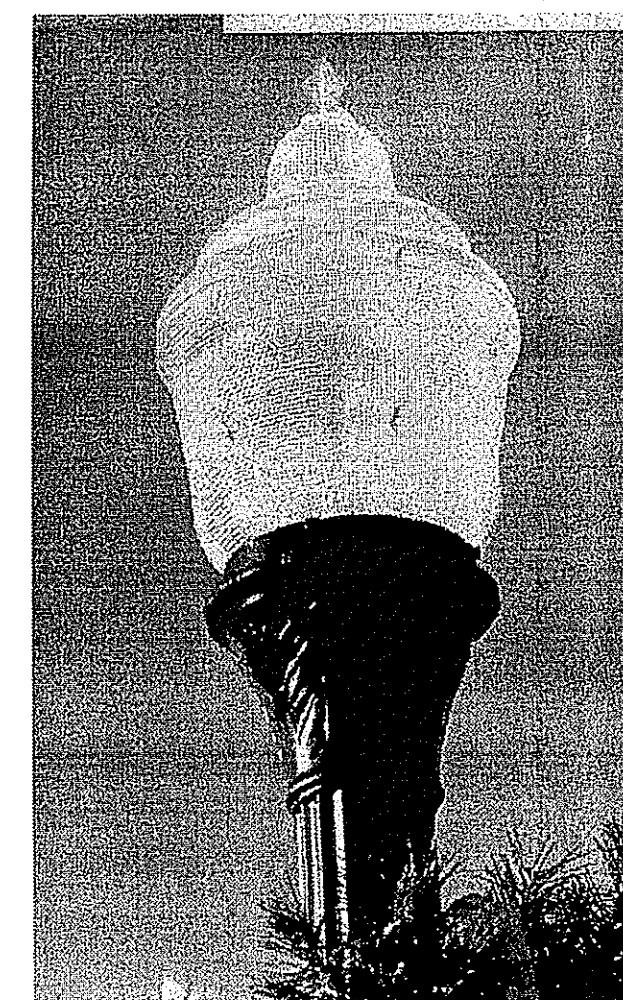


Typical New 'Spine' Road*

SECTION

(FOR ILLUSTRATIVE PURPOSES ONLY)

Scale: 1" = 10'-0"



Acorn Detail (Lamp for Pole Light)

GRANVILLE SERIES-Acorn w/ Cut-Off Luminaire
Holophane Outdoor Architectural
214 Oakwood Ave.
Newark, OH 43055
740.349.4160
(or approved equal)



Bench Detail, Typ.

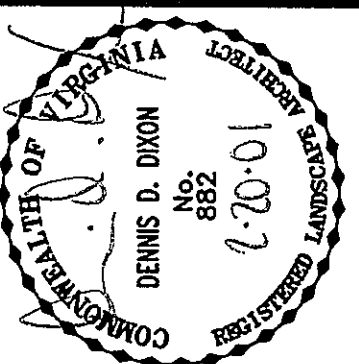
THE CLASSICS
Victor Stanley, Inc.
Brick House Road
Dunkirk, MD 20754
301.368.2573

(or approved equal)

* New 'Spine' Road Note:

The title 'New Spine Road' (commonly referred to as 'Centreville Farms Road') refers to the 4 lane separated road that extends from Lee Highway to Stringfellow Road. No formal name has been assigned to this road and none will be until the site plan phase.

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Bcon@bcon.com



CENTREVILLE FARMS STREETSCAPE DETAILS

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001

BC REVISIONS	DESIGNED BY: DDD
REVISED NOVEMBER 27, 2000	DRAFTED BY: CAD
DECEMBER 7, 2000	CHECKED BY: DDD
DECEMBER 20, 2000	DATE: OCTOBER 20, 2000
REVISED JANUARY 12, 2001	SCALE: HOR. N/A
REVISED JANUARY 29, 2001	VERT.
OWNER: WINCHESTER HOMES, INC.	SHEET 13 OF 16
CONTRACT PURCHASERS/APPLICANT: 12701 FAIR LAKES CIRCLE	CO. NO. RZ 2000-SU-043
SUITE 200	FILE NO. 99061.21-08S
FAIRFAX, VA 22033	CADD NAME: PGFSDT.DWG



Single Family Detached Unit

Scale: NTS



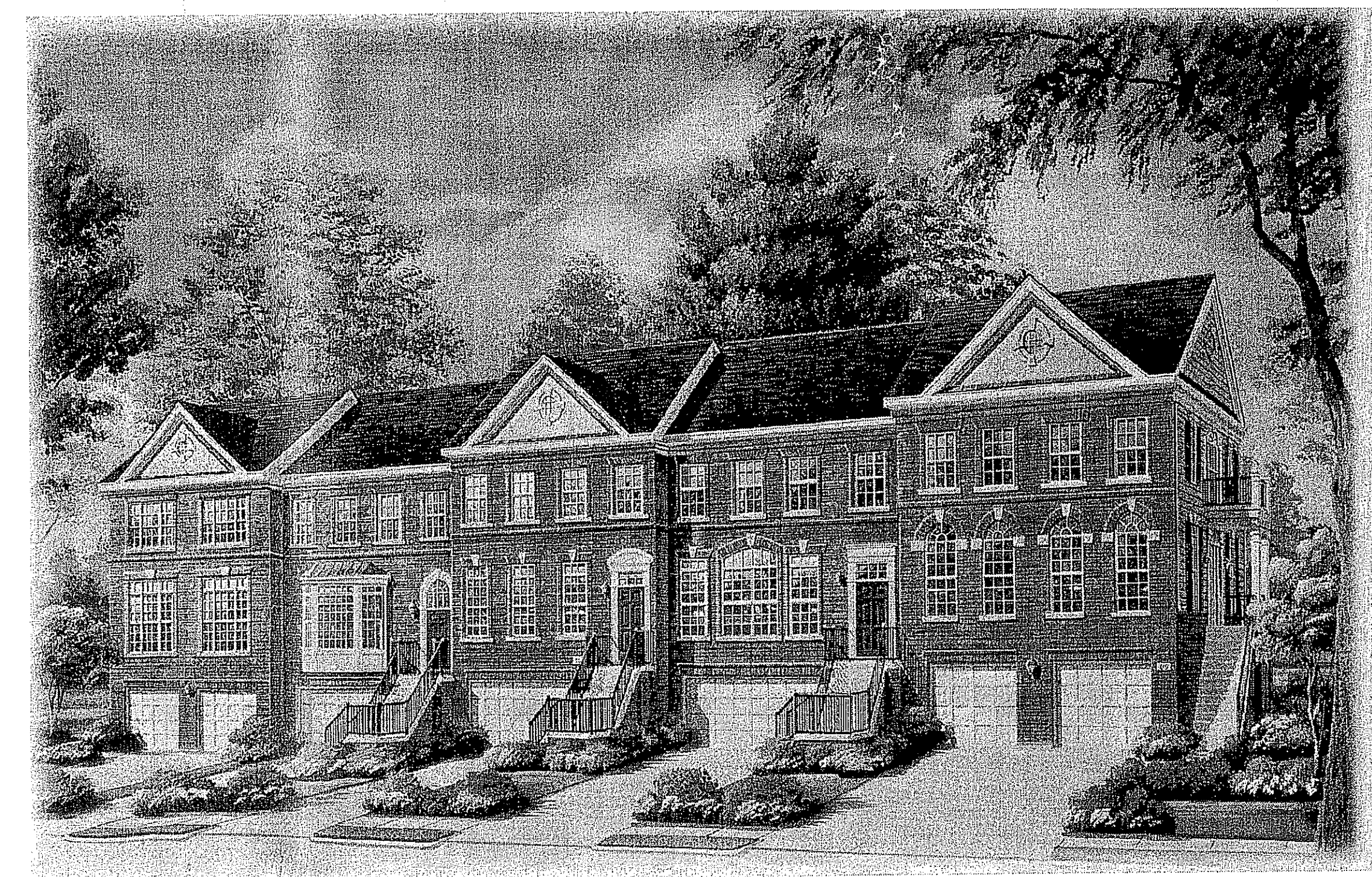
Single Family Attached Unit

Scale: NTS



Single Family Detached Unit

Scale: NTS



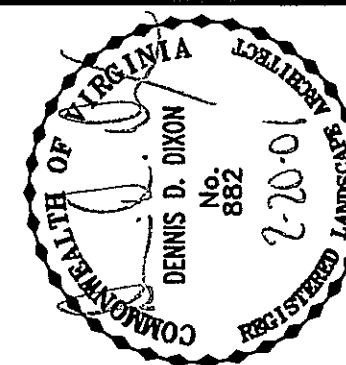
Single Family Attached Unit

Scale: NTS

Application No. 22-00-SU-01 Staff: Johnson
 APPROVED DEVELOPMENT PLAN
 (D.P.) (GDP) (GDP) (FD)
 SEE PROCEEDERS DATED 8-2-01
 Date of (BOS) (PC) approval 8-5-01
 Sheet 14 of 16

FOR ILLUSTRATIVE PURPOSES ONLY

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 Planners • Engineers • Surveyors • Landscape Architects
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 (703) 449-8100 (703) 449-8108 (fax)
 BCcon@bccon.com



ARCHITECTURAL ELEVATIONS
CENTREVILLE FARMS SOUTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISED FEBRUARY 20, 2001
 BC REVISIONS
 NOVEMBER 27, 2000
 DECEMBER 7, 2000
 DECEMBER 20, 2000
 REVISED JANUARY 12, 2001
 REVISED JANUARY 29, 2001
 OWNER
 CONTRACT PURCHASERS/APPLICANT:
 WINCHESTER FARMS
 12600 FAIR LAKES CIRCLE
 SUITE 200
 FAIRFAX, VA 22033

DESIGNED BY: DDD
 DRAFTED BY: CAD
 CHECKED BY: DDD
 DATE: OCTOBER 20, 2000
 SCALE: HOR. N/A
 VERT.
 SHEET 14 OF 16
 CO. NO. RZ 2000-SU-043
 FILE NO. 99061.21-085
 CADD NAME: PCFSARCH.DWG



NOTE: CENTREVILLE FARMS COMMUNITY CENTER IS LOCATED IN CENTREVILLE FARMS NORTH AND WILL BE SHARED WITH ALL OF THE CENTREVILLE FARMS APPLICATION AREAS. SEE SHEET 8 FOR LOCATION.

FOR ILLUSTRATIVE PURPOSES ONLY

R2-00-SU-043
Application No. Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 10 of 16

REVISED FEBRUARY 20, 2001

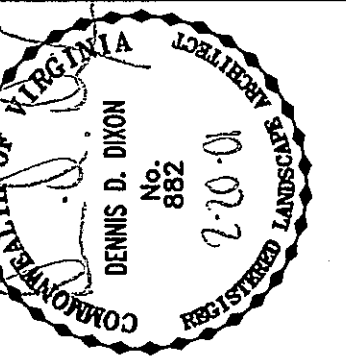
BC REVISIONS
REVISED NOVEMBER 27, 2000
DECEMBER 7, 2000
DECEMBER 20, 2000
REVISED JANUARY 12, 2001
REVISED JANUARY 29, 2001
CONTRACT PURCHASERS/APPLICANT:
WINCHESTER HOMES, INC.
12701 FAIR LAKES CIRCLE
SUITE 200
FAIRFAX, VA 22033

DESIGNED BY: DDD
DRAFTED BY: CAD
CHECKED BY: DDD
DATE: OCTOBER 20, 2000
SCALE: HOR. N/A
VERT.
SHEET 15 OF 16
CO. NO. RZ 2000-SU-043
FILE NO. 99061.21-085
CADD NAME: PCFSPERS.DWG

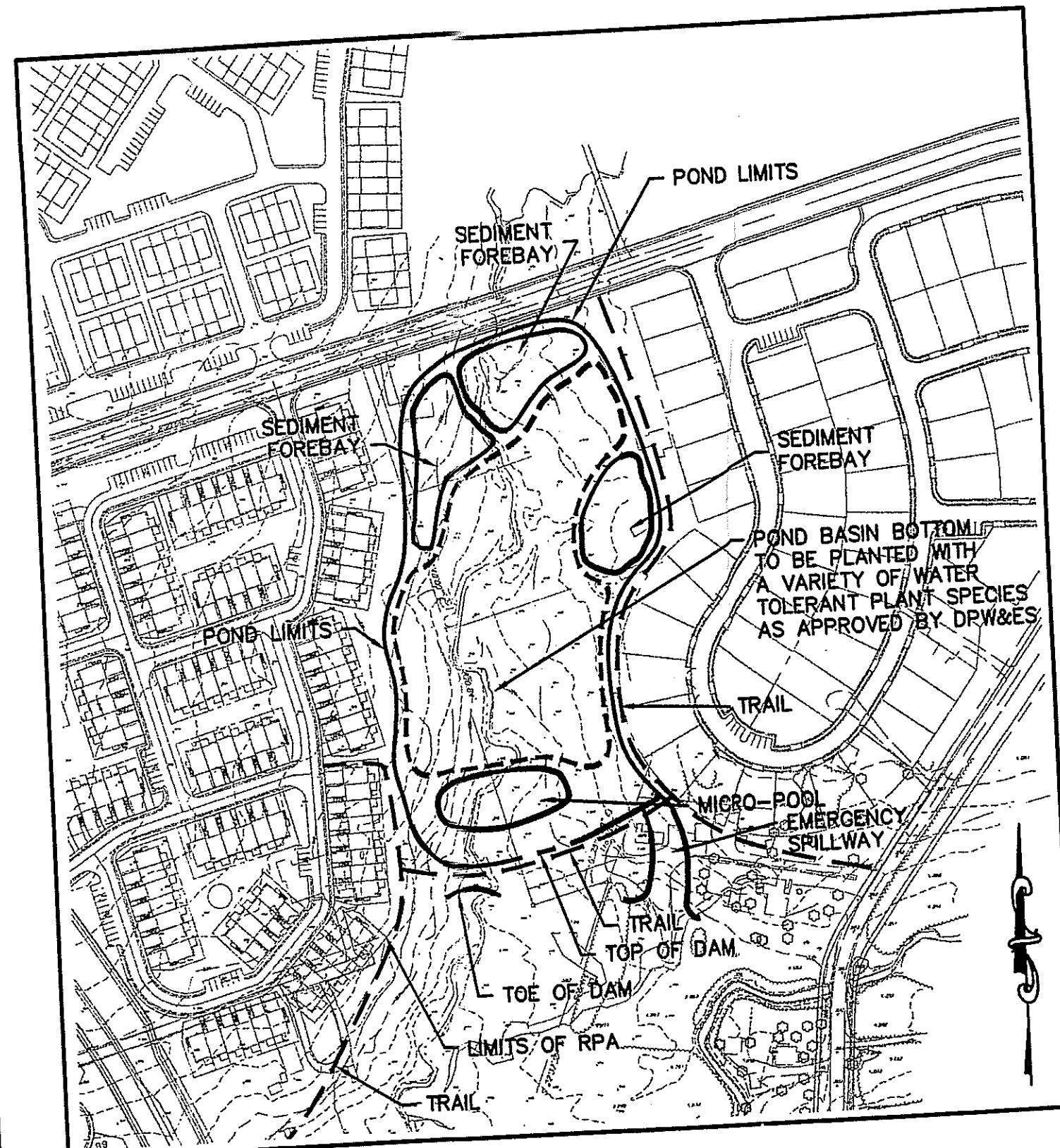
CLUBHOUSE PERSPECTIVE

CENTREVILLE FARMS SOUTH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



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(703)449-8100 (703)449-8108 (Fax)
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SCHEMATIC POND DESIGN

SCALE: 1" = 200'



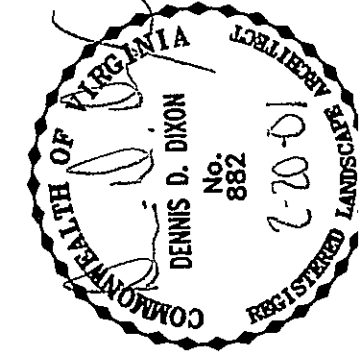
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MGLEAN, VIRGINIA 22102
(703)443-7700 ■ FAX (703)761-2787
MGLEAN, VA ■ FREDERICK, MD

11-27-00
P:\0107\11-18-00\01.DWG

REGIONAL POND SCHEMATIC PLAN

CENTREVILLE FARMS SOUTH



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12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (Fax)
BCcon@bccon.com

RZ-00-SU-043
Application No. _____ Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-2-01
Date of (BOS) (PC) approval 3-5-01
Sheet 16 of 16

BC REVISIONS	DESIGNED BY: DC
REVISED JANUARY 29, 2001	DRAFTED BY: CJ
REVISED FEBRUARY 20, 2001	CHECKED BY: DI
DATE: JANUARY	SCALE: HOR. N/
	VERT.
	SHEET 16
	CO. NO. RZ 20
	FILE NO. 99061
	CADD NAME: PC